

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243239
Address:	38 Linkway, Crowthorne, Wokingham, RG45 6ES.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension along with changes to fenestration plus chimney removal.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

I have read the Preliminary Bat Roost Assessment Report (TSA Ecology, January 2025) and reviewed the application for, plans and elevation submitted in support of the application.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England. A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

I am broadly satisfied that the survey effort and methodology described in the Preliminary Bat Roost Assessment Report (PBRA) are adequate. I note that the photos of the cladding to the eastern and western dormer windows is not clear enough to demonstrate that they were inspected from a ladder and the section 4.3 does not describe the condition of the wooden cladding and highlight future potential roosting features and deterioration towards the bottom of the cladding and gaps behind the soffits.

I support the Ecologist conclusion that currently the building can be classified as having negligible potential to support roosting bats. I agree that if the development

does not proceed by September 2025 the building should be reassessed for its potential to support bats. Provided informative I17 is included in the decision notice there are no ecological objections to the development as proposed.



Photo 3: Close-up view of ridge and brick roof tiles west side of property



Photo 4: View of ridge, tiles and dormers, east face of property

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	11/03/25	Signed:	T Cuss
--------------	----------	----------------	--------