
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261598
Address:	127 Wilderness Road, Earley, Wokingham, RG6 5RD.		
Proposal:	Householder application for the proposed erection of first floor pitched roof rear extension following removal of existing first floor flat roof areas, 2no. Chimneys and side dormers plus removal of part of the existing garage. Installation of solar panels and rooflights.		
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 Roost assessment (Phase 1 Daytime Bat Survey) (Dr Jonty Denton, March 2026) Phase 2 Bat Emergence Survey (Dr Jonty Denton, June 2026) and reviewed the submitted plans and elevations.

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 interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, 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.

The inspections undertaken on 27 March 2026 any internal signs of a bat roost. The external survey records a few potential openings into the roof tiles and hang-tiling on the dormers. The property was assessed as having low potential for crevice roosting bats on the main roof. One emergence survey were completed on 21 June 2026. Bat activity was low with a peak count of 2 Common pipistrelle seen and on bats observed emerging from the property. The garden was used by commuting bats heading to and from the park to the northwest.

The Ecologist's data search did not include records from the local bat group or Thames Valley Environmental Records Centre or local planning history. A record for a Common pipistrelle emerging from the hanging wall tile on a very similar property with a 25 metres of the application site is therefore not considered. The Ecologist does not make clear how long the survey results are valid for and when surveys must be updated. If the permission is not implemented within 12 months the emergence survey they should be repeated to avoid the illegal disturbance of bats or destruction of a crevice roost.



Figure 5. Southwest dormer looking north: red arrows indicate potential openings which bats could exploit



Figure 6. Southern elevations looking north: red arrows indicate potential openings which bats could exploit

I note proposed front and rear elevations annotations state that the existing clay tiles will be reused where they have been removed from the existing dormers and around the chimney in accordance with the proposals in the emergence survey. This states *“the reuse of clay tiles from dormers have natural variation in shape to provide access to more undertile integrated roosting features”*. However the proposed elevations in Dwg PL10 fail to show the integral bat brick which the Phase 2 Survey report proposes *“will be added to the new south gable close to apex”*. I therefore request that PL10 is revised prior to determination or the current revision is not included in condition 2 of the decision notice.

While according to the application form development works have not started, the Case Officer's site visit photos appear to provide evidence construction scaffolding has been erected has commenced. The application form states there are no tree or hedges on the site or in falling distance, contradicting the Existing and Proposed Site Plan (Dwg PL02, July 2026) which propose existing front hedgerow and shrubs, trees and hedges in the rear garden will be retained. In order to maintain wildlife corridors, bat foraging and commuting routes and biodiversity habitat and ensure that the Owner and their contractor provide adequate ground protection and fencing to safeguard boundary habitat as proposed, I request PL02 is approved in condition 2 and a condition ensuring retention or like-for-like replacement of all trees, shrubs and hedges is imposed.

Summary

The compensation roosting features must be installed and all works to roof, dormers or and hanging tiles completed within 12 months and undertaken as advised in the Phase 1 and 2 survey reports. Provided all existing trees, shrubs and trees are retained in the long-term and no external lighting is installed without prior approval of the LPA subject to the condition and informative there are not ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Integrated Roosting Features section on page 13 of the Results Chapter of submitted Phase 2 Bat Emergence Survey (Dr Jonty Denton, June 2026). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To incorporate compensation to ensure protected and priority species are not adversely and provide enhancement for bats in accordance with Section 19 N2 of the NPPF 2026. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of ten years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policies CC03 and TB23.

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 19 N2(Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB23.

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 I request the following informative is appended to any 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:	28/08/26	Signed:	T Cuss
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