

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260201
Address:	36 Luckley Road, Wokingham, RG41 2EN.		
Proposal:	Householder application for the proposed erection of a single-storey side extension to form a garage, a single-storey rear extension, and a loft conversion incorporating a rear dormer, roof lights and a Juliet balcony, with associated alterations to fenestration.		
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 (John Wenman Ecological Consultancy, Ref R3061_a, November 2025) and reviewed the plans and elevations submitted in support of the application.

All bat species 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.

During the PRA internal inspection approximately 20 medium-sized bat droppings, resembling those deposited by Long-eared void-dwelling bats were identified on the western side of the roof void. There was missing mortar beneath the roof hip tiles on the eastern elevation. A subsequent endoscope survey showed no evidence of bat activity. I support the Ecologist’s conclusion that the droppings were likely to be from a historic Brown long-eared bat roost.

If informative I17 is included on the decision notice, there are no ecological objections

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:	27/03/26	Signed:	T Cuss
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