

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260484
Address:	115 Western Avenue, Woodley, Wokingham, RG5 3BL.		
Proposal:	Householder application for the proposed erection of single storey side to rear wraparound extension, two-storey front extension forming additional porch space, demolition of conservatory and chimney and changes 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 Report (PRA) (Ropavr Group, Ref 26_PRA_03_57, 20/03/2026) and reviewed the plans and elevations submitted in support of the application.

The survey effort and methodology are adequate for the ecologist to conclude that currently the house has negligible suitability for roosting bats. Provided that the development if implemented in full accordance with PRA section 5 and all Recommendations for Mitigation in Table 5.11 there are no ecological objections.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Preliminary Roost Assessment Report (Ropavr Group, Ref 26_PRA_03_57, 20/03/2026)

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

Date:	24/03/26	Signed:	T Cuss
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