

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242701
Address:	44 Hatch Ride, Crowthorne, Wokingham, RG45 6LB.		
Proposal:	Householder application for the proposed erection of a single storey front extension and a first floor side extension, plus conversion of the garage to habitable accommodation, roof alterations and erection of an outbuilding.		
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 R2832_PRAa, January 2025) and reviewed the plans and elevations submitted in support of the application.

I am satisfied with the survey methodology and effort are adequate and support the Ecologist's conclusion that overall the house has negligible bat roost potential. There were no bat access points identified on the main roof or garage which could provide sufficient space, shelter, protection and conditions for regular use by individual or small non-breeding groups of crevice-dwelling bats.

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 in England.

There are no objections to the development as proposed. I request informative I17 is added to the decision notice.

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:	25/02/25	Signed:	T Cuss
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