

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252649
Address:	121 The Hawthorns, Charvil, Wokingham, RG10 9TT.		
Proposal:	Householder application for the proposed erection of a two-storey rear extension to form an enlarged family/kitchen/dining space at ground floor level alongside the formation of an additional bedroom at first floor level, together with associated alterations to rear elevation fenestration, with any necessary demolition of existing rear walls.		
Type of Development:	Other Householder		
Site Visit Made:	Yes		

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

The site is located in habitat which is identified as being suitable for bat, and the house and garage support features where bat roosts have been recorded in the Borough. Hanging tiles, wooden facias and/or soffits would be removed to extend the footprint of the garage and create a first floor. However contrary to the Local Validation List and Government advice no bat survey has been submitted.

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.

To approve the application a Daytime Bat Walkover survey (aka Preliminary Bat Roost Assessment) must be provided that rule out or confirm presence of bats or bat roosts. Any subsequent surveys recommended by the ecologist must be submitted prior to determination and include mitigation proposals that avoid and compensate impacts to bats and wildlife effected. Protected species surveys **cannot** be

conditioned.

Conditions & Reasons (if required)

Awaiting bat survey reports and any necessary mitigation proposals.

Date:	12/03/26	Signed:	T Cuss
--------------	----------	----------------	--------