
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252848
Address:	Medwyn, Charvil Lane, Sonning, Wokingham, RG4 6TH.		
Proposal:	Householder application for the proposed erection of a part single part two storey side/rear extension along with changes to fenestration following demolition of existing attached garage.		
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 Bat Roost Assessment (Chase Ecological Consultancy, Ref CE5038, 22 October 2025) and reviewed the plans and elevation submitted in support of the application.

All species and their roosts are protected under The Conservation of Habitats and Species Regulations 2010 (as amended). This legislation makes it illegal to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant licence for derogation from the regulations from Natural England. Under the law, a roost is any structure or place used for shelter or protection whether or not bats are present at the time.

Contrary to best practice the desk study has not considered local planning history, and no local records centre or bat group data searches have been undertaken. The Ecologist has therefore not taken into account local bat roost records including records of Brown long-eared and Common pipistrelle roost in a neighbouring property to the west. However, I am satisfied that the PRA survey methodology and effort are adequate for the Ecologist to conclude that the house currently has no potential bat roosting features. I agree that the site support suitable habitat for foraging and commuting and mitigation for wildlife as well as ecological enhancements can be secured by condition in line with local planning policy. The development should be implemented in accordance with PBRA Appendix 4 and informative I17 should be included in the decision notice.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the avoidance mitigation measures given in Appendix 4 Table 2 of the submitted Preliminary Bat Roost Assessment (Chase Ecological Consultancy, Ref CE5038, 22 October 2025).

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.

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:	07/01/26	Signed:	T Cuss
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