

25 LANGBOROUGH ROAD, WOKINGHAM, RG40 2BU

BAT ASSESSMENT

I understand that for domestic properties the householder can carry out the evidence of bats assessment. On that basis we have carried out an inspection of the property and can confirm that there is no evidence of bats in any of the roofs to be disturbed by the proposed development.

This conclusion is reached following an inspection of the internal and external areas of the building for signs of residency by bat species or the presence of possible roost locations. This consisted of a search for actual roosting bats and their signs. These would include bat droppings, scratch marks and staining at the potential roosts and exit holes.

The property is in a good state of repair with close fitting roof tiles and well-sealed ridge tiles, chimney flashing, eaves and bargeboards as shown in the pictures below. No bats, bat droppings or other signs of bats were found inside or around the outside of the building.





