

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253146
Address:	13 Bearwood Road, Barkham, Wokingham, RG41 4TB.		
Proposal:	Householder application for the proposed erection of a first floor rear extension alongside 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 reviewed the Bat Scoping Survey (Crossman Associates, Ref P1167:001, 16 December 2024) and reviewed the plans and elevations submitted in support of the application.

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 in 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.

I am satisfied that the survey is adequate for the Ecologist to conclude there are currently no potential bat roosting features and the house has negligible suitability.

There are no ecological objections to the development as proposed

Conditions & Reasons (if required)

Date:	12/01/26	Signed:	T Cuss
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