
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251537
Address:	26 Priest Avenue, Wokingham, RG40 2LX.		
Proposal:	Householder application for the proposed erection of a part single storey, part first floor rear extension with roof lights and alterations to fenestration on the side of the rear elevations, following demolition of the existing single storey rear annexe.		
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 Ecological Survey Report (Urban Tree Experts, Ref SPH/ESR-25/10.08, 16 August 2025) and Preliminary Ecological Appraisal (UTE, Ref SPH/NP/PEA-25/13.05, 19 May 2025) and reviewed the plans and elevations submitted in support of the application.

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. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

The PEA external survey records moved tiles on the front southeastern corner and missing mortar from a bonnet hip tile. The eaves are covered in bitumen felt that has rotted leaving gaps that are suitable for crevice-dwelling bats to roost or provide access into the loft. The Ecologist is not unable to rule out or confirm the presence of roosting bats and the property was assessed as having low potential to support roosting crevice-dwelling bats.

A limited number of bats were seen and heard foraging in and around the site

throughout the dusk emergence survey conducted on 20 August 2025. No bats were recorded emerging or re-entering. I am satisfied that the survey effort and methodology are adequate for the Ecologist conclude that that bats are not currently roosting in the property.

Whilst no bats were seen emerging from or returning to the property to roost, this does not mean that they will not be present in the future as bats are known to be transient and use a wide variety of crevice like features opportunistically. The Ecologist states that the Ecological Survey Report SPH/ESR-25/10.08 ceases to be valid after one year from the survey, or if the site conditions change due to works that affect the site. I therefore request that informatives I17 and I19 are included in the decision notice.

Conditions & Reasons (if required)

Condition: At no time shall floodlighting or other forms of external lighting shall be installed or affixed to any buildings on the site unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. External lighting shall be designed in full accordance with Guidance Note 08/23 Bats and Lighting (BCT). Details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 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 advise that the following informatives should be appended to any such consent:

Informative I17: 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 competent qualified ecologist.

Informative I19: This permission does not convey or imply any approval or consent required for protected species under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England and/or a competent qualified ecologist with regard to any protected species that may be found on the site.

Date:	18/09/25	Signed:	T Cuss
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