

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250485
Address:	56 High Street, Twyford, Wokingham, RG10 9AQ.		
Proposal:	Householder application for proposed erection of a single storey rear extension with changes to fenestration, following the demolition of existing rear single story flat roof extension.		
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 Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/18.03, 28 March 2025) and reviewed the letters, plans and elevations submitted in support of the application.

I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that the existing single storey extensions does not currently support any potential roost features and characterised the property has a negligible potential to support roosting bats. If informative I17 is included in the decision notice there are no objections to the single-storey development as proposed.

Conditions & Reasons (if required)

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:	3/4/25	Signed:	T Cuss
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