

Planning Services

Wokingham Borough Council

10/02/2025

Our Ref:AODW

Property Address: 61 Oaklands Drive, Wokingham, RG41 2SB

Bat Assessment

Dear Sir/ Madam,

An inspection of the property has been carried out and I can confirm that there is no evidence of bats in the roof or garden.

The rear garden which is being proposed for a rear EXTENSION, the space is currently being used for garden amenities and often used by the occupiers. No history of bats in and around the area. The existing garden is well maintained with no entry points or broken fence panels. The Garage has a flat roof element which has also been investigated for potential nesting areas. This also came up negative. This is used less frequently. No signs of any droppings, scratch marks or nesting present.

The first floor rear extension done previously is also a flat roof. No signs of any broken tiles or open areas.

The main roof is a gabled end pitched roof with a breathable membrane. The soffits are closed and no broken elements present.

This conclusion is reached following an inspection of the internal and external areas of the building for signs of residency by the bat species or the presence of possible roost locations. This consisted of searching for actual roosting bats, droppings, scratch marks and possible entry points with stain marks. Similarly, the presence of spider webs at a potential roost can often indicate their absence.

Kind Regards

Safdar Hussain

Architectural Designer

For and on Behalf of



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