

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260675
Address:	94 Oxford Road, Wokingham, Wokingham, RG41 2YJ.		
Proposal:	Householder application for the proposed raising and modification of the roof and erection of single storey front extension to form a porch, plus part two storey and part first floor side/rear extensions and a single storey rear extension following demolition of existing rear extension, changes to fenestration and conversion of existing garage to habitable accommodation.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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 Bat Scoping Survey (Crossman Associates, Ref C1122.001, 27 October 2025) and Planning Statement (Lee Noris Design Ltd) and reviewed the plans and elevations.

Paragraph 1.1 of the Bat Scoping Survey states that Crossman Associates undertook a bat “*survey of 5 Berry Field Park, Amersham HP6 5QN*”. The consultancy’s confirmation is needed that the report has not been doctored and that the application site has been surveyed and the recommendations all relate to 94 Oxford Wokingham.

All UK bat species are fully protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation it is a strict liability offence to injure or a bat or to disturb damage or destroy the resting place of a bat. All wild birds are granted legal protection under the WECA (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

Subject to confirmation the bat survey has not been faked, there are no ecological

objections provided that a condition is imposed ensuring that all works are implemented in strict accordance with all the mitigation and enhancement detailed in Bat Scoping Survey section 4.5 to 4.11

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4.5-4.11 of the submitted Bat Scoping Survey (Crossman Associates, Ref C1122.001, 27 October 2025). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 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 I recommend the following informative should be appended to any 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:	19/05/26	Signed:	T Cuss
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