

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261767
Address:	47 The Brackens, Crowthorne, Wokingham, RG45 6TB.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following the demolition of the existing conservatory, conversion of the garage to habitable space with associated insertion of rooflights, changes to fenestration and extension of the existing dropped kerb.		
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

The submitted Biodiversity Checklist has not been completed correctly, and no bat survey has been undertaken by an Ecologist to rule out the presence of bats.

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 interfere with, injure, or kill a bat, or to interfere, destroy or damage any roosting or resting site, 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.

There are no ecological objections provided that informative I17 is included in the decision notice and the lighting proposals prevent impacts of light pollution birds and nocturnal species including bats.

Conditions & Reasons (if required)

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:	07/10/26	Signed:	T Cuss
--------------	----------	----------------	--------