

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242831
Address:	34 St Patricks Avenue, Charvil, Wokingham, RG10 9RA.		
Proposal:	Householder application for the proposed erection of a new front porch, single storey front extension, two storey rear extension with installation of roof lights, new garage roof and changes to existing fenestration and roof.		
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 Roost Assessment (John Wenman Ecological Consultancy, Ref R2807_PRA_a, November 2024) 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 unless relevant licence for derogation from the regulations from Natural England has been obtain, it is an offence to:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

A detailed inspection of the exterior and interior of the property was undertaken on 4 November 2024. There were potential bat access points associated with gaps under lead flashing around the gable chimneys. Approximately 150-200 small bat droppings, typical of those deposited by pipistrelle species were observed at the

western gable end inside the roof void. The distribution of the droppings corresponded to the potential access points associated with gaps under lead flashing around the chimney and confirms the presence of a roost. I agree that is consistent with the house supporting a regularly used summer day roost but that the presence of a maternity colony cannot be definitively ruled out at this stage.



According to the PRA the two-storey rear extension is the only part of the development proposals which impact the house at the roof level. I am satisfied because tile removal will take place a significant distance away from the roost at the apex of the western gable end and will not damage and/or destroy a bat roost, that the Precautionary Method of Working set out in Section 7.2. must be adopted to avoid infringement of protected species legislation. I request that all contractors working on site are made aware of the relevant legislation protection bats set out in section 3.1 and the impact assessment in 7.1. and provided with the contact details of the bat ecologist in the event that further evidence or any bats or evidence of bats is found during the development. The applicant should note that the PRA contains information regarding a mobile species so will only be valid for 12 months.

Conditions & Reasons (if required)

Condition: Unless previously agreed in writing by the council all works are to be carried out in full accordance with the Precautionary Method of Working given in Section 7.2 of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2807_PRA_a, November 2024). 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.

If the development does not commence within 12 months from the date of the planning consent, the approved ecological measures secured through the Protected Species Condition, the approved Precautionary Method of Working mitigation measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to

- i) establish if there have been any changes in the presence and/or abundance of bats and
- ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Date:

4/12/24

Signed:

T Cuss