

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252029
Address:	4 Rowan Close, Wokingham, RG41 4BH.		
Proposal:	Householder application for the proposed single storey front extension with hardstanding, single storey rear extension to include roof lights plus changes to fenestration.		
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 Report/Planning Statement is inaccurate and the site supports habitat suitable for bats and is identified in the WBC Bat Habitat Suitability constraints map. The applicant has not submitted a bat roost assessment or ruled out the presence of bat roosts or impact to foraging and commuting 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 deliberately or recklessly to destroy or amage their roosts, or to disturb, kill or injure them 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 the boundary hedge and existing trees and shrubs are retained and protected and WBC informatives I17 and I19 are included in the decision notice.

Conditions & Reasons (if required)

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree

planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.
Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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.

Informative 19: This permission does not convey or imply any approval or consent for protected species required under The Wildlife and Countryside Act 1981 (as amended) or The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Date:	18/09/25	Signed:	T Cuss
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