

**32 Sutcliffe Avenue
Earley
Wokingham
Berkshire
RG6 7JN**

Bat Emergence Survey

Report ref.: R2833_BES_a

Report Quality Control Information	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Valentina Antoniu, on behalf of the applicant, to undertake a Bat Emergence Survey at 32 Sutcliffe Avenue in Earley, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council.
- 1.1.2** The Bat Emergence Survey follows a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 7th January 2025. The PRA found a small bat dropping, of a shape and size typical of those deposited by pipistrelle bats, within the roof void and identified potential roost features externally suitable for use by these crevice-dwelling bats. The building was assigned moderate suitability for roosting bats and in line with the good practice guidelines, two dusk emergence surveys were conducted on the 10th June and 1st July 2025.
- 1.1.3** No bats were observed emerging from the property during the two survey visits undertaken in the optimal survey season. This survey data provides a sufficient level of confidence that bats are currently absent from the property and that the confirmed bat roost – considered likely to have been used as a day roost by an individual bat – is highly likely to have been abandoned historically.
- 1.1.4** The survey data demonstrates that the proposals are unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats. However, bats are highly mobile so there is a low risk that the historic roost could be inhabited in the near future.
- 1.1.5** If precautionary mitigation measures are adhered to (see **Section 6.3**), the proposals are considered highly unlikely to contravene legislation protecting bats. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the works to proceed lawfully. In the event that bats are encountered during the works, the works will stop immediately and will not continue until further written advice has been received.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for up to 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was instructed by Valentina Antoniuc, on behalf of the applicant, to undertake a Bat Emergence Survey at 32 Sutcliffe Avenue in Earley, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a two-storey side extension, loft conversion with addition of a rear dormer, single-storey rear extension and front porch extension.
- 2.1.2** The Bat Emergence Survey follows a Preliminary Roost Assessment (PRA) completed by John Wenman Ecological Consultancy LLP on the 7th January 2025 (Report ref.: R2833_PRA_a). The PRA found a small bat dropping, of a shape and size typical of those deposited by pipistrelle bats (*Pipistrellus* spp.), within the roof void and identified potential roost features externally suitable for use by these crevice-dwelling bats. The location of the dropping and observed features indicates that the bat access point is likely to be associated with the gap behind the uPVC fascia along the western gable end.
- 2.1.3** The building was assigned moderate suitability for roosting bats and in line with the good practice guidelines (Collins 2023), two dusk emergence surveys were conducted on the 10th June and 1st July 2025.

2.2 Site Location and Context

- 2.2.1** The semi-detached property is located on the south side of Sutcliffe Avenue in Earley, Berkshire (central OS Grid Reference: SU 75729 71435).
- 2.2.2** The property is situated within a suburban area with further neighbouring properties and their associated gardens along Sutcliffe Avenue. A recreational ground with tree lines and scattered trees is situated less than 90 metres to the southeast as well as mixed priority woodland approximately 320 metres to the southwest at Maiden Erlegh Park, 500 metres to the northwest and 630 metres to the east. A lake is also present at Maiden Erlegh Park approximately 840 m southwest. In addition, a railway corridor is situated approximately 370 metres to the north as well

as the River Loddon approximately 800 metres to the east, both of which likely to be used as a commuting route for bats within the local area.

2.3 Report Objectives

- 2.3.1** The aim of the Bat Emergence Survey is to determine the presence or absence of roosting bats and to characterise the bat roost(/s) in cases where presence is confirmed. The emergence survey findings inform an impact assessment and mitigation strategy for the development proposals and ascertain whether a European Protected Species (EPS) mitigation licence would be required to allow the works to proceed lawfully.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- 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.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that ‘the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.’ This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be

undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to

application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Emergence Survey

- 4.1.1** Dusk emergence surveys were undertaken on the 10th June and 1st July 2025. The surveys were carried out by experienced bat surveyors Jake Morgan, Verity West, Andy Cruse and Callum Waldie.
- 4.1.2** The emergence surveys were conducted using Elekon Batlogger M and Echo Meter Touch Pro bat detectors (full-spectrum sampling detectors) in conjunction with the following infrared/thermal imaging night vision aids: Nightfox Whisker night vision binoculars, Sionyx Aurora Pro Night vision cameras used with Sionyx infrared torches and a Pixfra ARC 613 thermal camera. A still shot of the darkest point of the survey has been included for the night vision aids in **Appendix 1**.
- 4.1.3** One surveyor was situated at the front of the property on the north-western corner (Survey Location 1), the second surveyor in the rear garden on the southern elevation (Survey Location 2) – refer to survey plan in **Appendix 2**.
- 4.1.4** Each emergence survey started 15 minutes before sunset and continued until 1.5 hours after sunset. The bat call recordings were processed and analysed using BatExplorer computer software package and the night vision video footage was reviewed in VLC media player.
- ### **4.2 Survey Constraints**
- 4.2.1** There were no significant constraints to the emergence surveys, which were undertaken during the optimal time of year for undertaking emergence surveys, i.e. May to August, and in conditions suitable for bat activity, i.e. dry and calm with air temperatures 10°C or above at sunset (Collins 2023).
- 4.2.2** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

5 SURVEY FINDINGS

5.1 Overview

- 5.1.1 The survey details and findings are summarised in the **Tables 1-2** below and illustrated in a survey plan in **Appendix 2**; the raw detector data is detailed in **Appendix 3**.

5.2 Emergence Surveys

10th June 2025

- 5.2.1 No bats were observed emerging from the property during the survey.

Table 1. Weather conditions and survey timings

	Wind (BF0-12)	Cloud cover (%)	Rain	Temp start (°C)	Temp end (°C)
Weather	0-1	40	None	17	15
Start time	21:04	Sunset time	21:19	Finish time	22:49

Table 1a. Surveyor recordings at Survey Location 1 (AC)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Noctule	11	0	21:30 (11)
Soprano pipistrelle	18	0	21:47 (28)
Common pipistrelle	17	0	22:06 (47)

Table 1b. Surveyor recordings at Survey Location 2 (JM)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Noctule	19	0	21:30 (11)
Common pipistrelle	2	0	21:47 (28)
Soprano pipistrelle	18	0	21:47 (28)

*recordings are the number of times that the detector was triggered when bat calls were detected.

†confirmed by direct observation and/or night vision aid.

- 5.2.2 The first bats recorded during the survey were foraging noctule (*Nyctalus noctule*) recorded by the surveyors in both locations from 21:30, at a typical emergence time for this species indicating a nearby roost. Common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats were recorded by the surveyors from 21:47, 28 minutes after sunset within the expected emergence time for these species. Regular foraging was recorded around the property throughout the survey for the pipistrelle bats, with occasional passes from individual noctule bats (*N. noctula*).

1st July 2025

- 5.2.3 No bats were observed emerging from the property during the survey.

Table 2. Weather conditions and survey timings

	Wind (BF0-12)	Cloud cover (%)	Rain	Temp start (°C)	Temp end (°C)
Weather	0	40	None	16	13
Start time	21:09	Sunset time	21:24	Finish time	22:54

Table 2a. Surveyor recordings at Survey Location 1 (VW)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Noctule	30	0	21:39 (15)
Soprano pipistrelle	2	0	22:03 (39)
Common pipistrelle	1	0	22:12 (48)

Table 2b. Surveyor recordings at Survey Location 2 (CW)

Species	Recordings*	Emergences†	Time of first call (minutes after sunset)
Common pipistrelle	39	0	21:56 (32)
Soprano pipistrelle	17	0	21:59 (35)
Noctule	17	0	22:32 (68)
Serotine	1	0	22:50 (86)

*recordings are the number of times that the detector was triggered when bat calls were detected.

†confirmed by direct observation and/or night vision aid.

- 5.2.4** The first bat recorded during the survey was a commuting noctule (*N. noctule*), recorded by the surveyor in location1 from 21:39, at a typical emergence time for this species indicating a nearby roost. Common pipistrelle (*P. pipistrellus*) and soprano pipistrelle (*P. pygmaeus*) were recorded by the surveyors from 21:56, 32 minutes after sunset within the expected emergence time for these species. Regular foraging was recorded around the property throughout the survey for the pipistrelle bats, with occasional passes from individual noctule (*N. noctula*). An individual serotine (*Eptesicus serotinus*) was recorded commuting across the site at 22:50.

5.3 Habitat Features Suitable for Bats

- 5.3.1** The linked gardens along Sutcliffe Avenue contain hedgerows, scattered trees and tree lines that provide continuous habitat able to be used as flight-paths for any bat(s) roosting in the property. The potential flight-paths connect to high-quality foraging habitat in the near vicinity, such as the nearby parcels of mixed priority woodland and lake to the southwest, further patches of woodland to northwest and east, or the railway and River Loddon to the north and east respectively.

6 DISCUSSION

6.1 Assessment of Bat Roost Status

- 6.1.1** No bats were observed emerging from the property during the two survey visits undertaken in the optimal survey season. This survey data provides a sufficient level of confidence that bats are currently absent from the property (i.e. a building with moderate suitability for roosting bats) and that the confirmed bat roost – inferred by a dropping found inside the roof void in January 2025 and considered likely to have been used as a day roost by an individual bat – is highly likely to have been abandoned historically.

6.2 Impact Assessment

- 6.2.1** The development proposals include a two-storey side extension, loft conversion with addition of a rear dormer, single-storey rear extension and front porch extension (refer to existing and proposed plans in **Appendix 4**). The survey data demonstrates that the proposals are unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats. However, bats are highly mobile so there is a low risk that the historic roost could be inhabited in the near future.

6.3 Precautionary Working Method Statement

- 6.3.1** A precautionary method of working is recommended to ensure that the proposals do not ‘deliberately’ or ‘intentionally/recklessly’ disturb, injure or kill any bats if re-occupying the historic roost at the time of the works. The precautionary mitigation measures to be adopted include:
- A pre-works toolbox talk delivered to the contractors by a suitably licensed ecologist detailing the location of the historic roost, legal protections, working methods (i.e. soft strip), actions to be taken if a bat is found and personal safety procedures;
 - A pre-works inspection of the historic roost undertaken by a suitably licensed ecologist internally from the loft space and externally from scaffolding; and
 - A soft strip approach to the removal of any roof covering associated with the historic roost (i.e. roof tiles and uPVC fascia) at the western gable, i.e. by gloved hands and with handheld tools under supervision of a suitably licensed ecologist.

- 6.3.2** If these precautionary mitigation measures are adhered to, the development proposals are considered highly unlikely to contravene legislation protecting bats. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the works to proceed lawfully.
- 6.3.3** In the event that bats are encountered during the works, the works will stop immediately and will not continue until further written advice has been received. At this stage, an EPS mitigation licence may be required to permit the works to recommence lawfully.

7 REFERENCES

- CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.
- Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists – Good Practice Guidelines* 4th Edition. Bat Conservation Trust, London.
- Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough. ISBN 978-1-78354-494-3.
- Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual* (3RD Edition). JNCC, Peterborough.
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

APPENDIX 1 – DARKEST POINT OF SURVEY FOR NIGHT VISION AIDS



Pixfra ARC 613 at Survey Location 1 (10/06/2025).



Sionyx Aurora Pro at Survey Location 2 (10/06/2025).

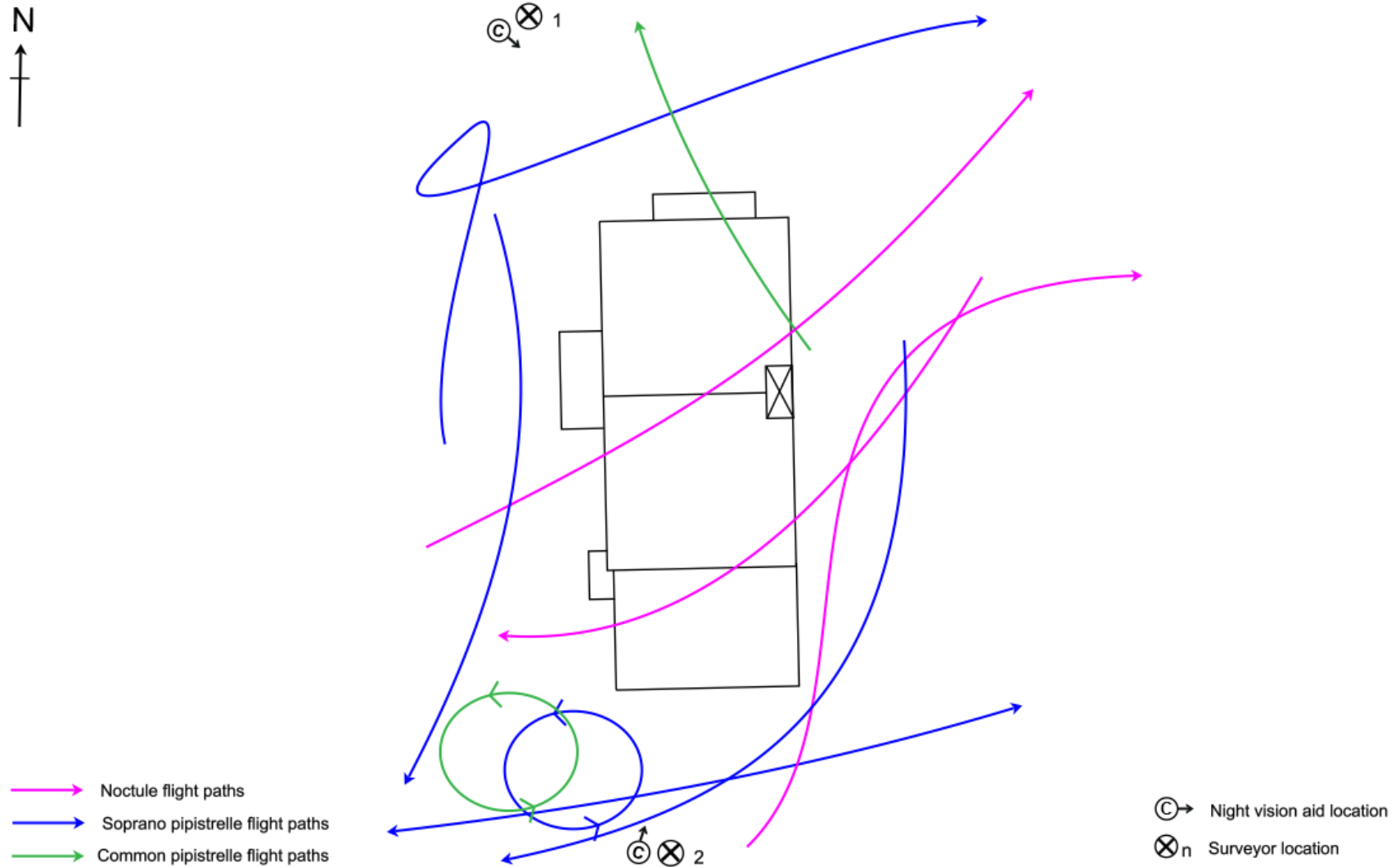


Pixfra ARC 613 at Survey Location 1 (01/07/2025).



Nightfox Whisker at Survey Location 2 (01/07/2025).

APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



Drawn by:	Date	Scale:	32 Sutcliffe Avenue	
VW	August 2025	Not to scale	Bat Emergence Survey Findings - Activity	

APPENDIX 3 – BAT EMERGENCE SURVEY RAW DATA TABLES

10th June 2025 – Andy Cruse at Location 1 (EMT)

Time	Species	Calls [#]
21:21	<i>Nyctalus noctula</i>	1
21:22	<i>Nyctalus noctula</i>	1
21:30	<i>Nyctalus noctula</i>	1
21:30	<i>Nyctalus noctula</i>	1
21:34	<i>Nyctalus noctula</i>	1
21:35	<i>Nyctalus noctula</i>	3
21:37	<i>Nyctalus noctula</i>	2
21:39	<i>Nyctalus noctula</i>	1
21:40	<i>Nyctalus noctula</i>	1
21:41	<i>Nyctalus noctula</i>	1
21:47	<i>Pipistrellus pygmaeus</i>	1
21:53	<i>Pipistrellus pygmaeus</i>	1
21:54	<i>Pipistrellus pygmaeus</i>	1
21:55	<i>Nyctalus noctula</i>	1

21:56	<i>Pipistrellus pygmaeus</i>	1
21:59	<i>Nyctalus noctula</i>	1
22:04	<i>Pipistrellus pygmaeus</i>	1
22:04	<i>Pipistrellus pygmaeus</i>	1
22:05	<i>Nyctalus noctula</i>	1
22:06	<i>Pipistrellus pipistrellus</i>	1
22:10	<i>Pipistrellus pygmaeus</i>	1
22:11	<i>Pipistrellus pygmaeus</i>	1
22:11	<i>Pipistrellus pygmaeus</i>	5
22:12	<i>Pipistrellus pygmaeus</i>	3
22:20	<i>Pipistrellus pipistrellus</i>	1
22:26	<i>Pipistrellus pygmaeus</i>	1
22:42	<i>Pipistrellus pygmaeus</i>	1
22:46	<i>Nyctalus noctula</i>	3

10th June 2025 – Jake Morgan at Location 2 (Batlogger M)

Time	Species	Calls [#]
21:30:00	<i>Nyctalus noctula</i>	18
21:22:00	<i>Nyctalus noctula</i>	6
21:30:00	<i>Nyctalus noctula</i>	6
21:31:00	<i>Nyctalus noctula</i>	3
21:31:00	<i>Nyctalus noctula</i>	3
21:37:00	<i>Nyctalus noctula</i>	3
21:37:00	<i>Nyctalus noctula</i>	5
21:40:00	<i>Nyctalus noctula</i>	5
21:40:00	<i>Nyctalus noctula</i>	2
21:47:00	<i>Pipistrellus pipistrellus</i>	11
21:47:00	<i>Pipistrellus pygmaeus</i>	5
21:48:00	<i>Pipistrellus pygmaeus</i>	0
21:48:00	<i>Pipistrellus pygmaeus</i>	4
21:48:00	<i>Pipistrellus pygmaeus</i>	1
21:49:00	<i>Pipistrellus pygmaeus</i>	13
21:50:00	<i>Pipistrellus pipistrellus</i>	18
21:53:00	<i>Pipistrellus pygmaeus</i>	1
21:54:00	<i>Pipistrellus pygmaeus</i>	4
21:55:00	<i>Pipistrellus pygmaeus</i>	4
21:57:00	<i>Pipistrellus pipistrellus</i>	2
21:57:00	<i>Pipistrellus pygmaeus</i>	4
21:58:00	<i>Pipistrellus pipistrellus</i>	7

21:58:00	<i>Pipistrellus pipistrellus</i>	9
21:58:00	<i>Pipistrellus pipistrellus</i>	6
21:58:00	<i>Pipistrellus pipistrellus</i>	17
21:59:00	<i>Pipistrellus pygmaeus</i>	7
21:59:00	<i>Pipistrellus pygmaeus</i>	14
21:59:00	<i>Pipistrellus pygmaeus</i>	8
21:59:00	<i>Pipistrellus pygmaeus</i>	14
21:59:00	<i>Pipistrellus pygmaeus</i>	11
21:59:00	<i>Nyctalus noctula</i>	9
22:00:00	<i>Pipistrellus pygmaeus</i>	12
22:04:00	<i>Pipistrellus pipistrellus</i>	12
22:05:00	<i>Nyctalus noctula</i>	4
22:06:00	<i>Pipistrellus pipistrellus</i>	5
22:09:00	<i>Pipistrellus pipistrellus</i>	12
22:11:00	<i>Pipistrellus pipistrellus</i>	4
22:12:00	<i>Pipistrellus pygmaeus</i>	11
22:19:00	<i>Pipistrellus pipistrellus</i>	16
22:20:00	<i>Pipistrellus pipistrellus</i>	15
22:20:00	<i>Pipistrellus pipistrellus</i>	1
22:21:00	<i>Pipistrellus pipistrellus</i>	10
22:21:00	<i>Pipistrellus pipistrellus</i>	2
22:23:00	<i>Pipistrellus pipistrellus</i>	3
22:38:00	<i>Pipistrellus pygmaeus</i>	17
22:42:00	<i>Pipistrellus pygmaeus</i>	14

1st July 2025 – Verity West at Location 1 (Batlogger M)

Time	Species	Calls [#]
21:39:00	<i>Nyctalus noctula</i>	0
21:39:00	<i>Nyctalus noctula</i>	1
21:39:00	<i>Nyctalus noctula</i>	4
21:43:00	<i>Nyctalus noctula</i>	3
21:43:00	<i>Nyctalus noctula</i>	3
21:43:00	<i>Nyctalus noctula</i>	10
21:43:00	<i>Nyctalus noctula</i>	4
21:43:00	<i>Nyctalus noctula</i>	2
21:44:00	<i>Nyctalus noctula</i>	5
21:44:00	<i>Nyctalus noctula</i>	22
21:45:00	<i>Nyctalus noctula</i>	2
21:50:00	<i>Nyctalus noctula</i>	5
21:50:00	<i>Nyctalus noctula</i>	2
22:03:00	<i>Pipistrellus pygmaeus</i>	13
22:12:00	<i>Pipistrellus pipistrellus</i>	7
22:17:00	<i>Pipistrellus pygmaeus</i>	1

22:32:00	<i>Nyctalus noctula</i>	19
22:32:00	<i>Nyctalus noctula</i>	6
22:32:00	<i>Nyctalus noctula</i>	11
22:32:00	<i>Nyctalus noctula</i>	9
22:32:00	<i>Nyctalus noctula</i>	6
22:32:00	<i>Nyctalus noctula</i>	1
22:33:00	<i>Nyctalus noctula</i>	5
22:33:00	<i>Nyctalus noctula</i>	8
22:33:00	<i>Nyctalus noctula</i>	35
22:33:00	<i>Nyctalus noctula</i>	40
22:33:00	<i>Nyctalus noctula</i>	3
22:49:00	<i>Nyctalus noctula</i>	6
22:50:00	<i>Nyctalus noctula</i>	11
22:50:00	<i>Nyctalus noctula</i>	6
22:50:00	<i>Nyctalus noctula</i>	4
22:50:00	<i>Nyctalus noctula</i>	4
22:50:00	<i>Nyctalus noctula</i>	2

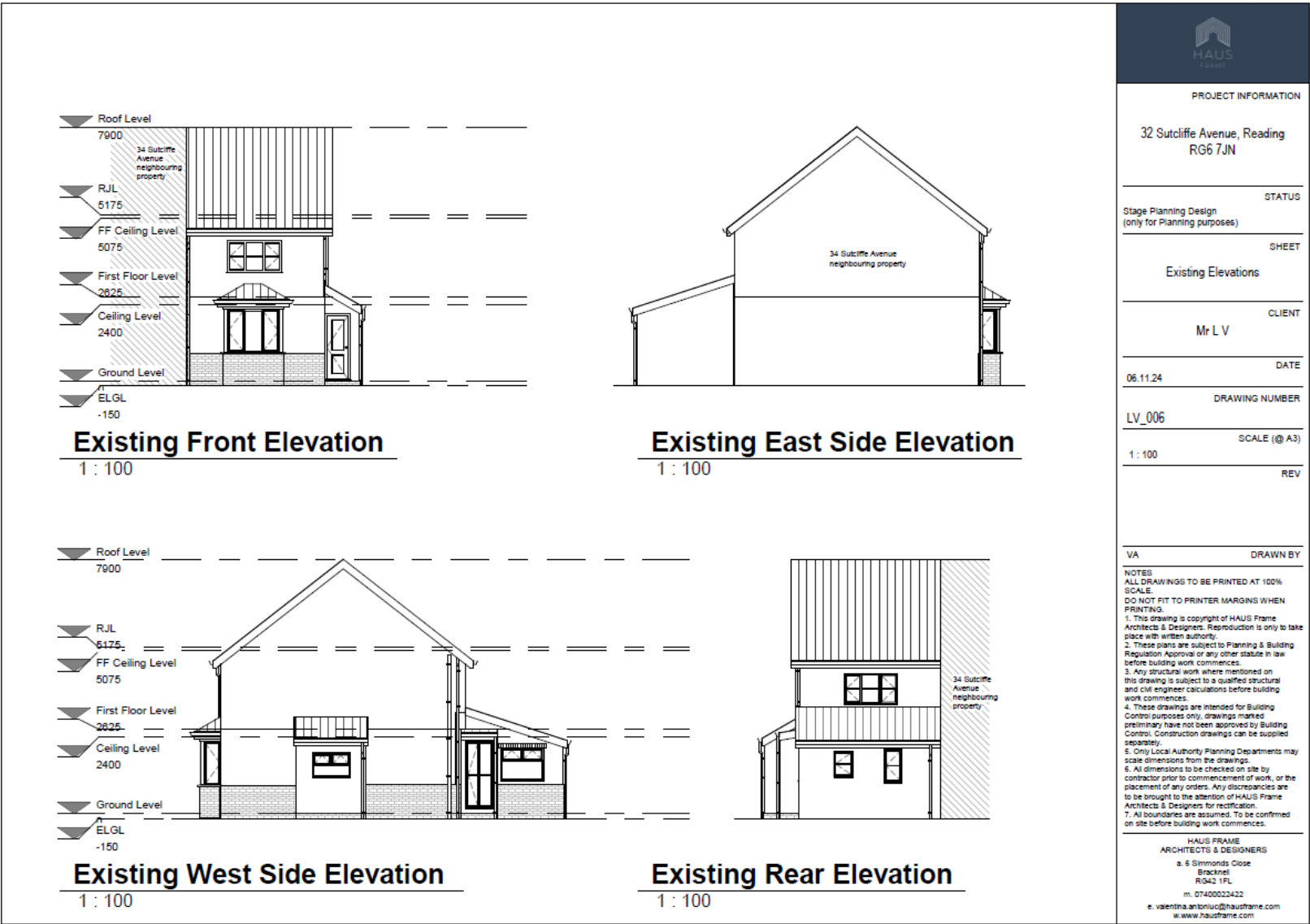
1st July 2025 – Callum Waldie at Location 2 (Batlogger M)

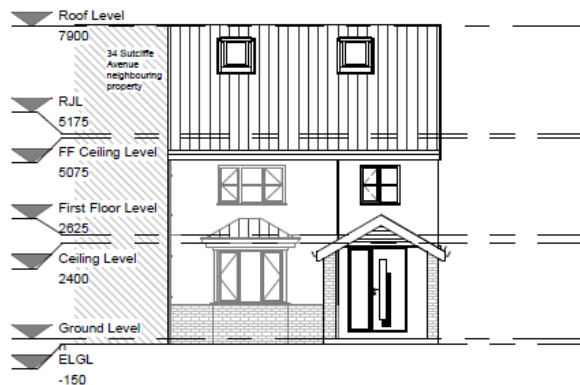
Time	Species	Calls [#]
21:56:42	<i>Pipistrellus pipistrellus</i>	10
21:59:43	<i>Pipistrellus pygmaeus</i>	7
22:03:25	<i>Pipistrellus pipistrellus</i>	7
22:05:32	<i>Pipistrellus pygmaeus</i>	9
22:06:29	<i>Pipistrellus pipistrellus</i>	19
22:10:01	<i>Pipistrellus pygmaeus</i>	13
22:10:05	<i>Pipistrellus pygmaeus</i>	6
22:10:38	<i>Pipistrellus pygmaeus</i>	1
22:10:47	<i>Pipistrellus pygmaeus</i>	1
22:10:47	<i>Pipistrellus pygmaeus</i>	10
22:11:04	<i>Pipistrellus pipistrellus</i>	17
22:11:20	<i>Pipistrellus pipistrellus</i>	9
22:14:51	<i>Pipistrellus pipistrellus</i>	2
22:14:54	<i>Pipistrellus pipistrellus</i>	1
22:15:01	<i>Pipistrellus pipistrellus</i>	11
22:15:14	<i>Pipistrellus pipistrellus</i>	6
22:15:25	<i>Pipistrellus pipistrellus</i>	7
22:15:37	<i>Pipistrellus pipistrellus</i>	5
22:15:39	<i>Pipistrellus pipistrellus</i>	7
22:15:42	<i>Pipistrellus pipistrellus</i>	7
22:15:47	<i>Pipistrellus pipistrellus</i>	3
22:15:50	<i>Pipistrellus pipistrellus</i>	6
22:15:52	<i>Pipistrellus pipistrellus</i>	1
22:15:55	<i>Pipistrellus pipistrellus</i>	11

22:16:05	<i>Pipistrellus pipistrellus</i>	4
22:16:08	<i>Pipistrellus pipistrellus</i>	5
22:16:12	<i>Pipistrellus pipistrellus</i>	12
22:16:19	<i>Pipistrellus pipistrellus</i>	8
22:16:22	<i>Pipistrellus pygmaeus</i>	4
22:16:29	<i>Pipistrellus pipistrellus</i>	4
22:16:32	<i>Pipistrellus pipistrellus</i>	0
22:16:35	<i>Pipistrellus pipistrellus</i>	15
22:16:43	<i>Pipistrellus pipistrellus</i>	8
22:16:46	<i>Pipistrellus pipistrellus</i>	14
22:16:51	<i>Pipistrellus pipistrellus</i>	8
22:17:00	<i>Pipistrellus pipistrellus</i>	8
22:17:11	<i>Pipistrellus pipistrellus</i>	1
22:17:11	<i>Pipistrellus pipistrellus</i>	13
22:17:42	<i>Pipistrellus pipistrellus</i>	5
22:17:52	<i>Pipistrellus pygmaeus</i>	2
22:17:52	<i>Pipistrellus pygmaeus</i>	1
22:17:57	<i>Pipistrellus pipistrellus</i>	0
22:20:16	<i>Pipistrellus pygmaeus</i>	4
22:20:20	<i>Pipistrellus pygmaeus</i>	2
22:22:55	<i>Pipistrellus pygmaeus</i>	1
22:24:02	<i>Pipistrellus pygmaeus</i>	4
22:24:07	<i>Pipistrellus pygmaeus</i>	1
22:24:09	<i>Pipistrellus pygmaeus</i>	3
22:24:30	<i>Pipistrellus pygmaeus</i>	23

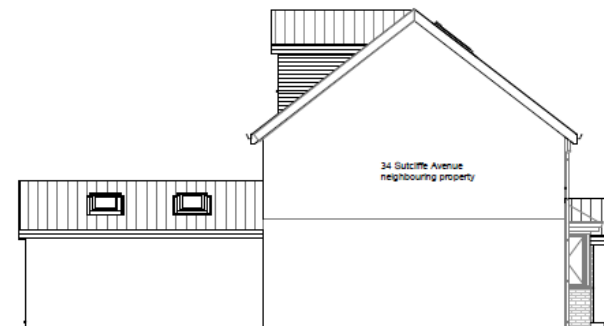
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22:29:14	<i>Pipistrellus pipistrellus</i>	19
22:29:19	<i>Pipistrellus pipistrellus</i>	9
22:32:30	<i>Nyctalus noctula</i>	15
22:32:30	<i>Nyctalus noctula</i>	4
22:32:43	<i>Nyctalus noctula</i>	3
22:32:46	<i>Nyctalus noctula</i>	1
22:32:46	<i>Nyctalus noctula</i>	2
22:32:50	<i>Pipistrellus pipistrellus</i>	34
22:32:50	<i>Nyctalus noctula</i>	4
22:33:00	<i>Nyctalus noctula</i>	5
22:33:00	<i>Pipistrellus pipistrellus</i>	1
22:33:04	<i>Pipistrellus pipistrellus</i>	16
22:33:08	<i>Pipistrellus pipistrellus</i>	21
22:33:08	<i>Nyctalus noctula</i>	9
22:33:23	<i>Nyctalus noctula</i>	20
22:33:35	<i>Nyctalus noctula</i>	6
22:33:39	<i>Nyctalus noctula</i>	4
22:33:41	<i>Nyctalus noctula</i>	1
22:33:44	<i>Nyctalus noctula</i>	7
22:33:47	<i>Nyctalus noctula</i>	2
22:50:02	<i>Nyctalus noctula</i>	4
22:50:02	<i>Eptesicus serotinus</i>	2
22:50:05	<i>Nyctalus noctula</i>	16
22:50:26	<i>Nyctalus noctula</i>	22

APPENDIX 4 – EXISTING AND PROPOSED PLANS

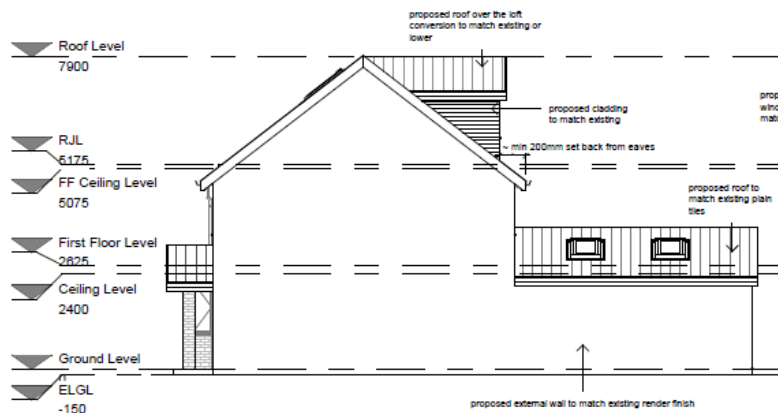




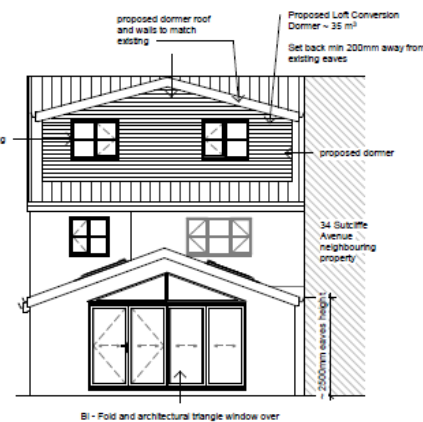
Proposed Front Elevation
1 : 100



Proposed East Side Elevation
1 : 100



Proposed West Side Elevation
1 : 100



Proposed Rear Elevation
1 : 100



PROJECT INFORMATION

32 Sutcliffe Avenue, Reading
RG6 7JN

STATUS
Stage Planning Design
(only for Planning purposes)

SHEET
Proposed Elevations

CLIENT
Mr L V

DATE
06.11.24

DRAWING NUMBER
LV_012

SCALE (@ A3)
1 : 100

REV

VA DRAWN BY

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on site before building work commences.

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