

Daylight Bat Survey Report

Site 11 Chackfield Drive, Winnersh, Wokingham, RG41 5PH

Proposal Proposed two-storey extension and garage conversion

App Number: 260543

Applicant Name: Mr & Mrs M Elsbury

Date March 2026



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Proposal	Proposed two-storey side extension and garage conversion
Client Architect	Mr & Mrs M Elsbury Diego Perez of INK Studio Architects
Date issued:	24 th March 2026
Reviewer	Client design team
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Authors Signature	

Declaration of any conflict of interest: The author has no local, personal, or financial interest in the site or in any party associated with it.

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1.0 Executive summary

Reason for report	The site lies within an area identified by Wokingham Borough Council as suitable for bat roosts, and the proposals involve roof-related works that trigger a daylight bat survey and accompanying report.
Survey finding	The dwelling is assessed as having negligible roosting potential.
Evidence of bats	No bats were observed and no evidence of bat use was recorded during the daylight inspection.
Need for further survey	No further bat surveys are considered necessary for the current proposals.
License requirement	A bat mitigation license is not anticipated to be required on this basis.

1.1 This report presents the findings of a daylight bat survey undertaken at 11 Chackfield Drive, Winnersh, Wokingham RG41 5PH in support of a householder planning application for the erection of a two-storey front extension and garage conversion with associated changes to fenestration.

1.2 The survey was completed on 19 March 2026 and found the property to be a modern, well-maintained detached dwelling with intact brickwork, well-fitted roof coverings, sound dormer and eaves construction and a sealed loft void. Minor gaps at some eaves and dormer details were tightly formed, cobwebbed and showed no signs of use. No bats, droppings or other evidence of bat activity were recorded.

1.3 Desk study information for this assessment identified records of ten bat species within 5 km of the site. However, the suitability of the building itself is judged from the available roost features and field evidence recorded during the inspection. On this basis the building is considered to have negligible roost potential, and the current proposals are unlikely to impact bats.

2.0 Introduction

2.1 Background and scope

Brynley Andrews Associates Ltd undertook a daylight bat survey at 11 Chackfield Drive, Winnersh to inform a householder planning application. The proposal comprises the erection of a two-storey front extension together with garage conversion and associated changes to fenestration. The assessment has been prepared because the property lies within an area shown on Wokingham BC planning constraints mapping as suitable for bat roosts and the proposals include works affecting the existing roof fabric.

The purpose of the daylight bat survey was to identify whether the building contains evidence of bat use, to assess the roost potential of the structure, and to determine whether further survey or mitigation is likely to be required before the development proceeds.

The surveyors are suitably trained and experienced in bat survey, assessment and reporting in accordance with current industry guidance.

2.2 Site location and surrounding context

The site is located at 11 Chackfield Drive, Winnersh, Wokingham RG41 5PH, centred at National Grid Reference SU 78848 69847. The property lies within a predominantly residential area of Winnersh, surrounded by housing, roads, driveways and garden plots with amenity grassland, ornamental planting and scattered trees. Tree cover increases to the east, while larger gardens and substantial mature woodland or dense tree cover occurs to the south. To the west, the landscape opens into agricultural land with hedgerows and tree lines. Collectively these features provide suitable commuting and foraging habitat for bats within the wider landscape, even though the immediate site itself is domestic in character.

2.3 House description

The house is a modern detached brick dwelling of relatively recent construction. The house is two-storey in height with a pitched tiled roof and eaves, together with four dormer windows: one on the front elevation and three overlooking the rear garden. The building is in very good condition, with intact roof coverings, brickwork, timber soffit and fascia details, modern fenestration and rainwater apparatus.

The loft was accessible and comprised of a small roof void used for storage. Internally, the roof tile's structure was bitumen lined, and the loft was effectively sealed from the tiled roof covering above. The general standard of construction and maintenance was high quality, with no deterioration or wear that might create bat access or roosting opportunities. No trees or other structures on-site offer bat roost potential.

2.4 Proposed development

The application is described as a householder proposal for the erection of a two-storey front extension and garage conversion including changes to fenestration. Review of drawing 101.13-PA06, titled Roof Plans and dated March 2026, indicates that the proposals will involve Localised alteration of the existing roof fabric where the new extension ties into the existing dwelling. This is likely to include associated changes to roof coverings and local eaves / soffit / fascia details at the junctions between the retained building and the new extension.

No vegetation removal is proposed, and no new external lighting is expected to be introduced as part of the scheme. The garage conversion otherwise appears to relate principally to internal alterations and changes to openings.

3.0 Wildlife Legislation and Planning Context

3.1 All British bat species and their roosts are protected by law. In England this protection is principally provided by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to deliberately capture, injure, kill or disturb bats, to damage or destroy a breeding site or resting place, or to obstruct access to a place used for shelter or protection. Several bat species are also Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

3.2 The National Planning Policy Framework requires planning decisions to contribute to and enhance the natural environment, including by protecting and enhancing valued habitats and species. Natural England's standing advice for bats is a material planning consideration when determining planning applications in England.

3.3 At the local level, Wokingham Borough Councils Local Validation List requires a daylight bat survey report for development that proposes modifications or alterations to a roof, or demolition, where the site lies within suitable bat roost habitat on the planning constraints map. This includes residential extensions abutting a gable end, eaves or soffits. The present report has therefore been prepared in support of the current planning submission.

3.4 In accordance with the Bat Conservation Trust (2023) Good Practice Guidelines (4th edition), buildings assessed as having negligible suitability for roosting bats are defined as structures with no features suitable for roosting and no evidence of bat use. For such structures, no further survey effort (such as activity surveys) is required to inform planning decisions.

4.0 Survey Methodology

4.1 Desk study

Desk study data were obtained from publicly available sources, including the National Biodiversity Network Atlas, and comprise records within a 5 km radius of the site. These data provide an indication of the local bat assemblage and inform the ecological context of the assessment but do not confirm presence within the site itself.

4.2 Field survey

Survey date	19 March 2026
Survey time	12:00 to 13:30
Weather	18 degrees C, clear and bright
Surveyors	Alexander Wallace M.Sc and Brynley Andrews M.Sc
Equipment used	Inside: Pixfra Arc A613 thermal monocular; red torch; UV torch; Doogee V31 GT for night vision. Outside: binocular and powerful torch for outside use
Survey type	Daylight Bat Survey and internal visual inspection to confirm
Access and coverage	Accessible external elevations and details inspected together with the full accessible loft void. No large inaccessible voids or survey restrictions were encountered.

4.3 The field survey was undertaken as a non-intrusive daylight inspection. An initial scan of the loft area was completed using a Pixfra Arc A613 thermal monocular before the use of red torch lighting in order to minimise the possibility of disturbing any roosting bat. No heat signatures consistent with bats or other wildlife were identified during this stage.

4.4 A red torch was then used to inspect the loft space prior to switching on fixed loft lighting. Once the absence of bats in accessible areas had been confirmed, the loft was inspected in detail for droppings and other evidence of bat use. A UV torch was used as an ancillary aid to identify organic deposits or staining. Externally, the dwelling was inspected visually for cracks, crevices, lifted elements, gaps beneath eaves and other potential access points or roost features.

4.5 The survey followed the general principles of a daylight bat walkover. Our inspection techniques for the interior are set out in current Bat Conservation Trust good practice guidance for preliminary roost assessments of buildings with low roost suitability. We also used complementary methods (thermal scan of loftspace for heat signatures indicating wildlife, red torch for minimal disturbance in the unlikely event of finding bats in a low suitability roost, and a UV torch for seeing organic material/signs of wildlife activity. No building fabric was opened up and no endoscopic inspection of concealed cavities was undertaken.

4.6 Survey constraints

No significant survey constraints were encountered. Weather conditions were suitable and the loft void was fully accessible and inspected. As with any non-intrusive bat survey, concealed cavities that were not visible cannot be ruled out with absolute certainty. However, given the good condition of the building, the sealed nature of the loft structure and the absence of field evidence, this limitation is not considered material to the conclusion of this report.

5.0 Results

5.1 Desk study results

The desk study identified records of the following bat species within 5 km of the site using non-confidential NBN data.

Species recorded within 5 km
Barbastelle
Whiskered bat
Nathusius pipistrelle
Soprano pipistrelle
Noctule
Serotine
Brown long-eared bat
Natterers bat
Common pipistrelle
Daubenton's bat

5.2 The local gardens, scattered trees, woodland edge habitat and nearby farmland are likely to provide foraging and commuting opportunities.

5.3 External inspection

The building exterior was found to be in very good condition. Roof tiles were well fitted, and the lead flashing appeared intact, with no lifted elements or visible openings that could potentially provide access to the main roof space. Brickwork was sound, with no obvious cracks, holes or defects likely to provide crevice opportunities for bats.

Minor gaps were noted at a small number of eaves and dormer details (see photographs in appendix); however, these were small, tightly formed and appeared unused with cobwebbing spanning the openings and no associated staining, wear or droppings. Timber elements around the dormers, soffits and eaves were intact and showed no sign of deterioration that might create entry points.

5.4 Internal loft inspection

The loft void was inspected in full. The initial thermal scan did not identify heat signatures consistent with bats or other wildlife. The internal roof lining / bitumen membrane was in near-perfect condition and completely sealed the accessible loft from the tiled roof above. No daylight penetration or internal routes into the roof covering void were observed.

A detailed search of the loft space found no bat droppings, carcasses, feeding remains or other signs of use by bats. No evidence of birds or mice was recorded, which further supports the conclusion that access into the roof structure is very limited. Overall, the loft was dry and well-sealed.

5.5 Summary of bat-relevant features

Feature	Observation	Bat relevance
Roof coverings and flashing	Intact and well fitted.	No obvious access into the main roof void.
Brickwork	Undamaged.	No crevice opportunities identified.
Eaves and dormers	Very minor gaps were present locally but tightly formed, cobwebbed and apparently unused.	Not considered viable or active access points.
Timberwork and soffits	Dormer cheeks, soffits and fascia details were intact.	No deterioration creating roost features.
Loft lining and void	Loft sealed from the tiled roof by intact lining / membrane.	Strongly limits access to concealed roof spaces.

6.0 Evaluation and Conclusions

6.1 Assessment of bat roost potential

Although the wider area supports a wide range of bat species, the suitability of this individual building is determined by the availability of appropriate roost features and evidence of use. In this case the dwelling is modern, well maintained and effectively sealed. The few small external gaps observed were not considered viable or active access points, and the loft was physically separated from the tiled roof space by intact lining material.

6.2 The overall assessment of the building is therefore **negligible bat roost potential**. Under current good practice guidance, further presence / absence activity surveys are not considered necessary where a structure has negligible roost potential and no evidence of use is not found during the daylight inspection.

6.3 Likely effects of the proposal

None. Since there is negligible likelihood of bats using the building, no vegetation removal is proposed and no additional external lighting is expected, we anticipate no disturbance to bats as a result of the project.

6.4 In line with national planning policy and good practice guidance, opportunities to provide biodiversity enhancement have been considered. Although no impacts to bats are anticipated, the incorporation of a small number of bat roosting features would provide a net gain for biodiversity. This could be achieved through the installation of one or two integrated bat boxes (e.g. bat bricks) within the fabric of the new extension, positioned at least 3–4 m above ground level on a suitable elevation with a clear flight path and minimal artificial lighting.

6.5 As a precautionary measure, should work involve the removal of roof elements, soffits, fascias or cladding not previously assessed, a precautionary working method should be adopted. Works should be undertaken using a supervised soft-strip approach where materials are carefully removed by hand. If bats or evidence of bats are encountered at any stage, works must cease immediately and a suitably qualified ecologist consulted before works recommence.

6.6 Conclusions

In conclusion, the daylight inspection found 11 Chackfield Drive to have negligible roost potential for bats. Based on the available information, the current development proposals are unlikely to result in an offence under bat legislation, provided the works are undertaken as described and no material change occurs.

7.0 Recommendations

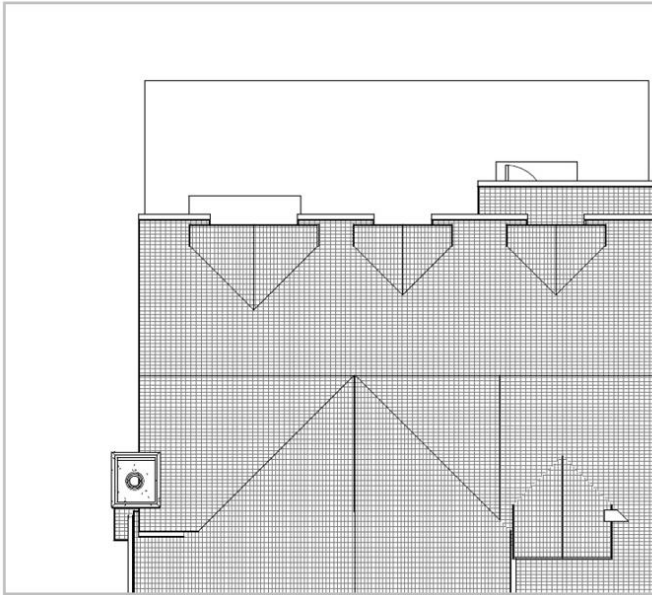
- 7.1 If the proposals change to include then this assessment should be reviewed.
- 7.2 As a precaution, in the unlikely event that bats or evidence of bats are discovered during work, work must stop and ecological advice be sought before proceeding.
- 7.3 No further bat surveys are considered necessary for the current proposals.
- 7.4 A bat mitigation license is not anticipated to be required on the basis of the present findings and development description.

8.0 References

- Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London.
- Natural England. Bats: advice for making planning decisions. Standing advice for local planning authorities in England.
- National Planning Policy Framework. (2024).
- Wildlife and Countryside Act 1981 (as amended).
- Conservation of Habitats and Species Regulations 2017 (as amended).
- Natural Environment and Rural Communities Act 2006.
- INK Studio Architects (Mar 2026). Drawing 101.13-PA06 Roof Plans. Extension and Alterations to 11 Chackfield Drive, Wokingham RG41 5PH.
- Desk study species summary within 5km of the site using National Biodiversity Network website.

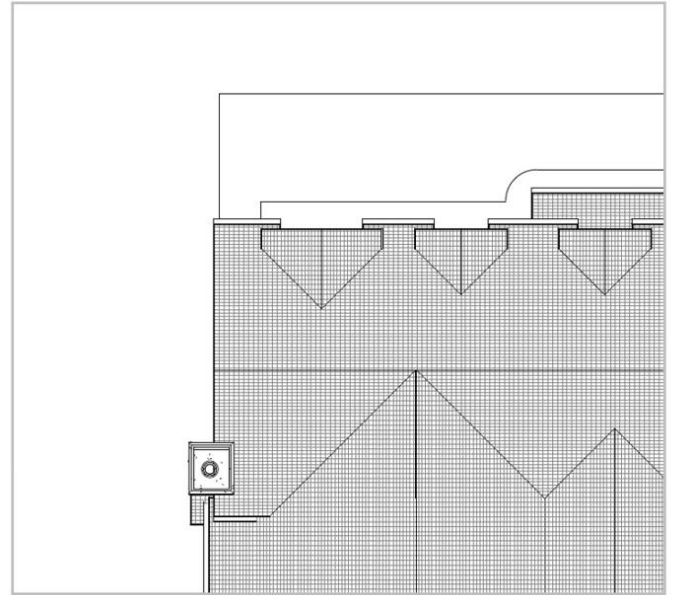
Appendix A: Proposed plan (roof plan)

Drawing 101.13-PA06 | Roof Plans | Mar 2026



Existing roof plan

Existing roof form shown on drawing 101.13-PA06.



Proposed roof plan

Proposed roof form showing the new extension tied into the existing roof.

Drawing 101.13-PA06 Roof Plans (Mar 2026) illustrating the building layout and the areas subject to inspection, together with the locations of any identified features of potential relevance to bats, is provided to support this assessment.

Appendix B: Site photographs

Photographs below illustrate the surveyed building and key features relevant to the assessment of bat roost potential. The images demonstrate the overall condition, construction type, and absence of suitable access points, roosting features, or evidence of bat use, which informed the conclusion of negligible roost potential.



Rear elevation

General view of the dwelling from the rear garden.



Eaves detail

Minor gap beneath rainwater goods showing cobwebbing and no sign of use.



Soffit and corner detail

Timberwork intact and tightly formed at the eaves.



Dormer underside

Dormer construction intact with no apparent access into the main roof void.

Photographs illustrate the high-quality construction and well-maintained condition of the building, confirming the absence of features suitable for bat roosting and supporting the assessment of negligible roost potential.



d.

Internal loft view

Typical View of the internal loft space showing a clean, well-maintained and fully accessible roof void. The roof structure is lined with intact membrane/boarding, effectively sealing the loft from the external roof covering. No gaps, access points, or features suitable for bat roosting are visible, and no droppings, staining, feeding remains, or other evidence of bat use were identified.

Appendix C: Authors' details

Brynley Andrews has worked within the environmental industry for more than forty years, and since 2014 as an independent arboricultural, ecological, and environmental consultant. As a chartered environmentalist he is keenly aware of the need to stop environmental degradation and to make improvements, for the benefit of future generations.

Alex Wallace (M.Sc. in sustainability & IEM member) brings fresh enthusiasm and three years of direct experience and ecological training with BA. Alex is committed to sustainable development, ecology, and environmentalism in a practical and modern way.

BA & AW have undertaken bat specific training with multiple trainers in specialisms that include bat ecology, conservation, acoustic surveying, acoustic analysis, trapping and handling, bat identification and trapping, bat surveying. Both are working towards obtaining personal licenses within the next year.

General Qualifications & accreditations

- MSc Urban forestry and arboriculture
- BSc (Hons) Degree in Environmental studies
- F.D. Arb., Foundation degree in arboriculture
- National Diploma in arboriculture
- National certificate in horticulture
- Bat ecology level 1 – 1990, Bat acoustic analysis certificate 2024 (level 4), Bat roost in trees certificated since 2010 and retrained 2025 (level 3), Bat field survey training (level 4), certificates in multiple bat related topics and level 3 PgCert in bat ecology, conservation and surveying.
 - Badger ecology, conservation & surveying trained
 - Reptile & Amphibian ecology, conservation & surveying trained
 - Hazel dormice: ecology, conservation & surveying (Alex)

Professional accreditations

- Professional Member of the Arboricultural Association
- Chartered environmentalist
- Associate member of the institute of chartered foresters

Application for membership of CIEEM being processed

Health & Safety

CSCS Management & Professional (MAP) qualified & valid to 2026

ROLO (Register of land-based operatives: health & safety awareness course qualified & valid until 2025