

35 Byron Road
Twyford
Berkshire
RG10 0AE

Preliminary Roost Assessment

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<i>Report Quality Control Information</i>	
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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Jacqueline McGreevy to undertake a Preliminary Roost Assessment (PRA) for bats at 35 Byron Road in Twyford, Berkshire. The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey rear extension, the addition of a dormer window to the rear of the property and the reroofing of the garage (refer to plans in **Appendix 4**).
- 1.1.2** No evidence of roosting bats was found externally or internally during the building inspection. The absence of bat droppings inside the void space indicates that primarily void-dwelling species, such as long-eared bats (*Plecotus* spp.), are unlikely to be present. A gap was visible in the house comprising one slightly lifted roof tile on the rear elevation. This was investigated with a torch and binoculars and shown to be heavily cobwebbed. Furthermore, the gap showed no evidence of historic or current use by bats when closely inspected. A few gaps were present along the eaves at the south western side of the property between the fascia and rendered wall, which will not be impacted by the proposals.
- 1.1.3** Considering the features noted and setting, the building is assessed to be of low potential suitability for bats.
- 1.1.4** The survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.
- 1.1.5** In the unlikely event that bats are encountered during the works, works must stop immediately and a suitably licensed ecologist should be called to site attend to the bat and provide advice on how to proceed.
- 1.1.6** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Jacqueline McGreevy to undertake a Preliminary Roost Assessment (PRA) for bats at 35 Byron Road in Twyford, Berkshire.

2.1.2 The survey was commissioned to accompany a householder planning application to be submitted to Wokingham Borough Council seeking consent for a single-storey side extension, the addition of a dormer window to the rear of the property and the re-roofing of the garage.

2.2 Site Location and Context

2.2.1 The property is a detached bungalow located on the south eastern side of Byron Road in Twyford (central OS grid reference: SU 79172 75678).

2.2.2 The property is in a suburban setting surrounded by adjacent similar neighbouring residential properties on all sides. A railway station/line is situated 110 metres to the north and allotments are situated just over 130 metres to the southwest. Open countryside is situated 290 metres to the southwest which comprises a network of lakes connecting to the River Blackwater and Loddon Nature Reserve.

2.2.3 The network of nearby woodland, wetlands, and open countryside provides connectivity through the landscape to high-quality habitats.

2.3 Report Objectives

2.3.1 The aim of the PRA is to ascertain if there is evidence of the presence of bats and/or potential for roosting bats to be present, and therefore whether further survey and/or mitigation would be required for future proposed development activities.

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)I – 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 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about the site and the surrounding land. The study utilised the following open access resources:

- OS maps and Google Earth – maps and satellite imagery were used to identify potential flight-paths and foraging habitats for bats;
- MAGIC – examined to locate granted European Protected Species licences; and
- Pre-existing bat survey reports – any available reports were obtained from the client or relevant planning portal.

4.2 Building Inspection

Survey Details

4.2.1 A detailed inspection of the exterior and interior of the property was undertaken on the 9th March 2026 by Vicky Potts - registered under Natural England Bat Survey Class Licence CL18 (Registration no. 2025-85632-CL18-BAT) and assisted by Andy Cruse - in accordance with good practice guidance (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder and PPE (facemask, gloves etc.). The inspection involved a systematic search of the exterior and interior of the structure during daylight hours to compile information on potential and actual bat access points; potential and actual bat roost sites; and any evidence of bat presence.

External Survey

4.2.2 Frequently used bat access points and/or roost sites include (but are not limited to) spaces:

- behind hanging tiles, weatherboarding, soffit boxes and barge boards;
- under lead flashing (particularly around chimneys) and roof tiles/slates; and
- in existing bat boxes.

4.2.3 It is important to note that the two most abundant and widespread bat species, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*), typically only require gaps measuring 15mm by 20mm to gain access to a roost inside a

building.

4.2.4 The external survey involved a systematic search for evidence of bats including:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining; and
- squeaking noises.

4.2.5 It should be noted that bats can be present in a building while leaving no visible signs externally and wet weather has the potential to wash any evidence away. The search for evidence was focused on (but was not limited to) the ground, windowsills, windowpanes and walls (including cladding and hanging tiles); particularly in places near to potential bat access points and/or roost sites.

Internal Survey

4.2.6 The internal survey comprised a systematic search for evidence of bats on the upper floors of the building (i.e. checking the exterior from windows) and inside the roof and eave spaces. Evidence of bats found during an internal inspection can include:

- live or dead specimens;
- droppings;
- urine marks;
- fur-oil staining;
- feeding remains (i.e. moth wings);
- squeaking noises;
- bat-fly (Nycteribiid) pupal cases; and
- odour.

4.2.7 It should be noted that only specimens or droppings can be relied upon in isolation to confirm the presence of a bat roost.

4.2.8 Frequently used roosting locations within the roof include (but are not limited to):

- the apex of the gable end or dividing walls;

- the top of chimney breasts;
- ridge and hip beams;
- mortise and tenon joints;
- behind purlins; and
- between tiles and roof lining.

4.3 Survey Limitations and Validity

- 4.3.1** There were no significant survey limitations because PRAs can be carried out at any time of year under any weather conditions and the building was fully accessible.
- 4.3.2** It should be noted that it is not always possible to inspect all potential roost sites during a survey, particularly for bat species which typically roost in hidden crevices. Therefore, an absence of bat evidence found during a survey does not necessarily equate to evidence of bat absence in a building.
- 4.3.3** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The garden with scattered trees adjacent to similar residential gardens, provides linear habitat that could be used as bat flight paths and feeding habitat connected to high-quality foraging habitats in the nearby countryside for any bats roosting locally, such as the lakes and River Loddon to the west.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2 kilometre radius of the property are detailed in **Table 1** below.

Table 1. Bat mitigation licences granted within a 2km radius of the property (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensable Period	Licensable Works	Distance (m)
2020-49294-EPS-MIT	Common pipistrelle Soprano pipistrelle	14/10/2020 - 31/08/2025	Destruction of a resting place	610 NE
2020-44644-EPS-MIT	Brown long-eared Common pipistrelle	05/02/2020 - 31/08/2020	Destruction of a resting place	1115 N
2019-43241-EPS-MIT	Common pipistrelle Soprano pipistrelle	20/11/2019 - 30/04/2025	Destruction of a resting place	1575 W
2016-25277-EPS- MIT-1	Soprano pipistrelle	15/06/2017 - 13/09/2026	Destruction of a breeding roost	1870 SE
2019-43858-EPS-MIT	Soprano pipistrelle	01/02/2020 - 28/02/2025	Destruction of a resting place	1998 S

5.1.3 There were no previous bat records available from the client or via the Wokingham Borough Council Planning Portal.

5.2 Building Inspection

5.2.1 The findings from the external and internal inspections carried out for the property are described with photographs and annotated in a plan, as follows:

External Survey

- 5.2.2** The property was a semi-detached brick built residential bungalow, with a flat roofed garage attached to the south western side (**Photographs 1 - 2**).



Photograph 1. Front of 35 Bryon Road viewed from the northwest.



Photograph 2. Rear of property viewed from southeast.

- 5.2.3** The flat concrete roof tiles were in place across all elevations and mostly tight, apart from two that were broken on the rear elevation (**Photographs 3 & 4; Target notes 1 & 2**). On inspection with a high powered torch and binoculars the gaps were confirmed to be of limited extent with the southernmost gap being heavily cobwebbed and the northernmost gap only being superficial with the top of the tile still being present. Six vents were present across the roof with three present on the rear elevation and three on the front elevation. The ridge and hip tiles were intact across the roof. The verge mortar was tight on the gable ends and half hipped ends (**Photographs 5 & 6**).



Photograph 3. Cobwebbed gap under roof tile on the rear elevation.



Photograph 4. Gap of limited extent under the roof tile on the rear elevation.



Photograph 5. Verge mortar intact on the south western side elevation.



Photograph 6. Verge mortar intact on the front north western side elevation.

- 5.2.4** The walls were rendered which had some slight gaps along the south western side of the bungalow where the wall was uneven (**Photograph 7; Target note 3**). The plastered walls were tight to the roof and to the timbers of the gable ends to the rear of the property (**Photograph 8**). The soffits were obscured to the rear of the bungalow with guttering (**Photograph 9**).



Photograph 7. Gaps along the fascias and rendered wall.



Photograph 8. Soffits obscured by guttering on the rear elevation.



Photograph 9. Plastered walls tight on the rear dormer window.



Photograph 10. Timbers tight on the rear dormer window.

- 5.2.5** The bitumen covering the flat roof was all tightly fitted around the garage (**Photograph**

11).



Photograph 11. Tight roof on the rear of the garage.

Internal Survey

- 5.2.6** The building had a roof void above the two storey footprint which was accessed via a hatch. The maximum height in the void was approximately 0.5 metres and was of cut and pitch construction. A water tank was at the southern end which prevented access however the hipped roof was visible. The ridge was cobwebbed. The roof was lined with a plastic style roof lining which was mostly intact, apart from gaps around the vents however no daylight was visible (**Photographs 12 & 13**).



Photograph 12. Roof lined with a plastic style roofing lining.



Photograph 13. Vents present in the roof.

- 5.2.7** The eaves were partially filled with fibreglass and some were open (**Photograph 14**). The floor was boarded with fibreglass insulation on top (**Photograph 15**).



Photograph 14. Boarded floor covered with fibreglass,

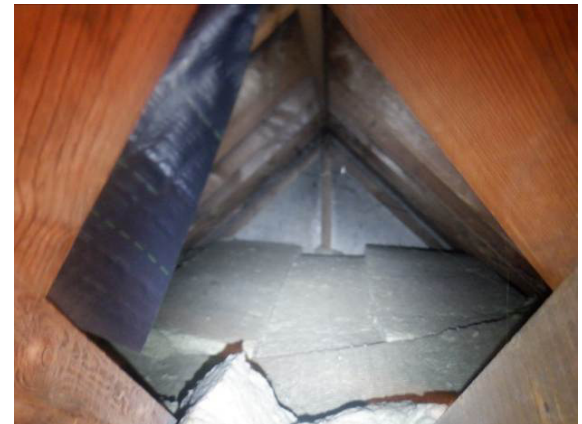


Photograph 15. Eaves partially filled.

- 5.2.8** The north eastern facing party wall was of block construction with a brickwork chimney, which was cobwebbed with no gaps visible (**Photograph 16**). The rear south eastern facing gable end was too small to access but appeared to be of asbestos sheet construction and no daylight was visible (**Photograph 17**).

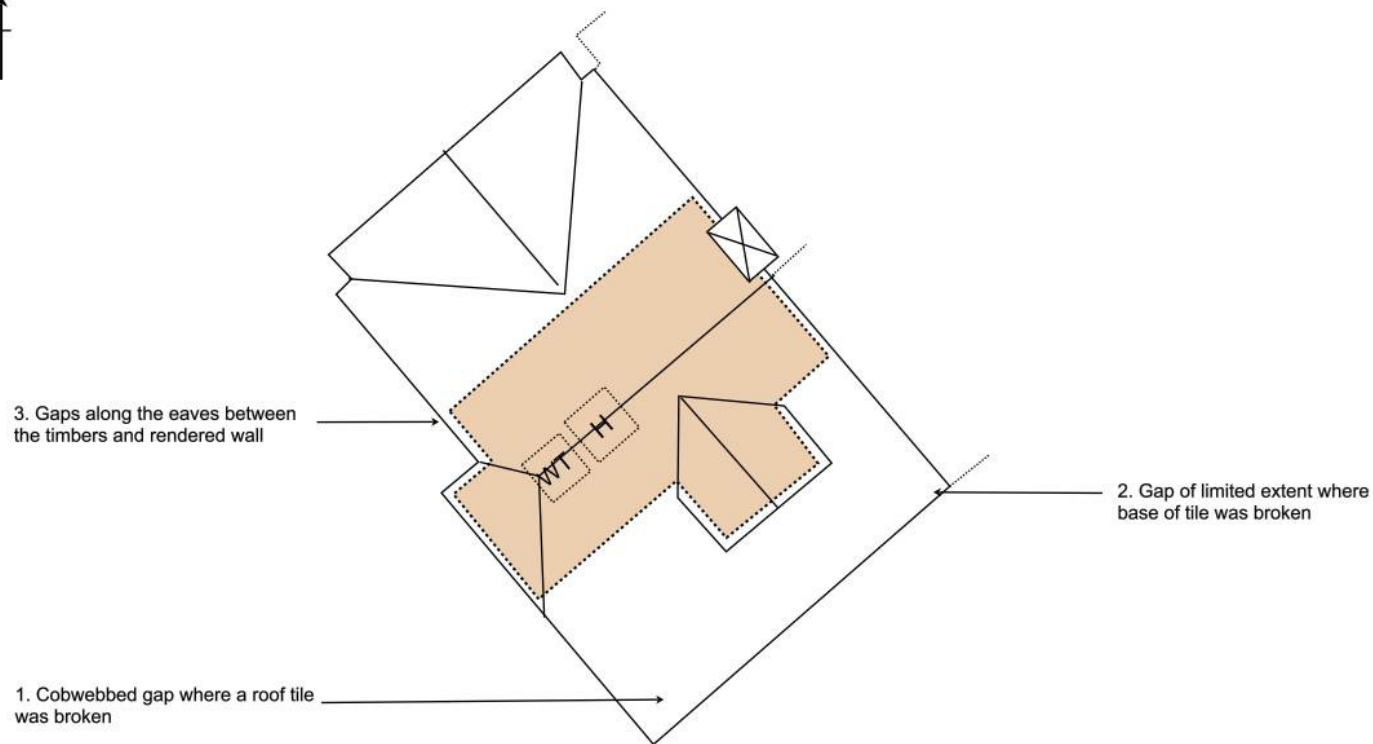


Photograph 16. Block work party wall with brick work chimney.



Photograph 17. Small rear gable end.

- 5.2.9** No evidence of bats or activity by bats was visible in the roof void.



 Roof void
 H Loft hatch
 WT Water tank
 X Chimney
 n. External target note

Drawn by:	Date	Scale:	35 Byron Road Twyford	
VP	March 2026	Not to scale	Figure 1 - Preliminary Bat Roost Assessment Findings	

6 DISCUSSION

6.1 Assessment of Roost Suitability and Presence/Absence

6.1.1 The suburban area surrounding the house with gardens and scattered trees provides habitat that could be used as a flight-path connecting it to higher-quality foraging habitats in the local area, such as lakes and river to the west.

6.1.2 Furthermore, the search of granted bat mitigation licences identified three species known to be roosting within a 2km radius of the property: common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*) bats; all species adapted to urban environments.

6.1.1 The detached property had the following suitable/potential bat access points and roost features visible from ground level during the inspection:

- Gap under broken roof tile (**Photograph 3; Target note 1**); and
- Gaps between the rendered wall and timber fascias (**Photograph 7; Target note 3**).

6.1.2 No droppings were observed within the bungalow's roof void of the building which was sub-optimal being a small space, therefore it is unlikely to support principally void dwelling species, such as the locally recorded brown long-eared (*Plecotus auritus*).

6.1.3 The gap where the roof tile had broken on the rear elevation was investigated with torch and binoculars and showed no evidence of use by bats. Furthermore, the gap was covered with cobwebs indicating that there had been no recent use by crevice dwelling bats, such as the locally recorded common pipistrelle (*Pipistrellus pipistrellus*). The gaps along the eaves where the rendered wall joined the fascias offered features suitable for use by crevice dwelling bats.

6.1.4 Therefore the property was assigned low potential suitability (see **Appendix 1** for potential suitability categories).

6.2 Assessment of Impacts and Recommendations

6.2.1 The development proposals seek consent for a single storey rear extension, the addition of a rear dormer window and reroofing of the garage (refer to proposed plans in **Appendix 4**). The gaps along the eaves at the south western side of the bungalow will not be impacted by the proposals. The survey findings demonstrate that these proposals are highly unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost.

Therefore, a European Protected Species (EPS) mitigation licence would not be required to allow the development proposals to proceed lawfully.

- 6.2.2** If the commencement of the works is delayed more than 12 months from the survey date an updated inspection of the gap in the tile will be undertaken to confirm that the assessment of the bat roost status in this report remains accurate.

7 REFERENCES

CIEEM (2019). *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)*. The 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.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2*. CIEEM, Ampfield.

APPENDIX 1 – POTENTIAL SUITABILITY CATEGORIES FOR ROOSTING BATS

The categories detailed in **Table 2** below are derived from the '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*' (Collins 2023) and provide guidance for assessing the potential suitability of buildings (and other structures) for roosting bats. These categories are applied using professional judgement and irrespective of whether the presence of a bat roost has been confirmed during a survey, as additional bat roosts could be present which have not yet been discovered.

Table 2. Categories for potential suitability of buildings (and other structures) for roosting bats.

Potential Suitability	Category Justification
None	A building (or structure) that has no features likely to be used by any roosting bats at any time of the year (i.e. a complete absence of cracks, crevices or voids that could provide suitable shelter).
Negligible	A building (or structure) that has no obvious features likely to be used by roosting bats, but in this case a small element of uncertainty remains as bats will occasionally use small and apparently unsuitable features. This category may also be used where a bat could potentially roost due to one attribute, but it is considered unlikely due to another attribute (e.g. a feature that is subject to constant illumination from artificial lighting).
Low	A building (or structure) that has one or more potential roost sites suitable for opportunistic use by individual bats at any time of the year. However, these potential roost sites for bats do not provide sufficient space, shelter, protection, conditions and/or surrounding suitable habitat to be used regularly or by large numbers (i.e. unlikely to be suitable for a maternity colony and not a classic hibernation site).
Moderate	A building (or structure) that has one or more potential roost sites suitable for regular use by individual bats, or small non-breeding groups, due to sufficient space, shelter, protection, conditions and surrounding habitat. However, these potential roost sites for bats are unlikely to support a roost of high conservation status with regards to the type of roost only (i.e. maternity colonies and classic hibernation sites).
High	A building (or structure) that has one or more potential roost sites suitable for use by large numbers of bats more regularly and for longer periods of time due to sufficient space, shelter, protection, conditions and surrounding habitat. These potential roost sites for bats are capable of supporting high conservation status roosts (i.e. maternity colonies and classic hibernation sites).

APPENDIX 2 – DEFINITION OF BAT ROOST TYPES

The potential suitability of a building in conjunction with any evidence of bat presence is used to provide an initial assessment of likely roost type and importance. The types of roost considered are based on the following Natural England definitions:

- Day roost – a summer resting place used by individual bats, or small non-breeding groups, during the day;
- Night roost – a resting place used by individual bats on occasion, or by a whole colony regularly, during the night;
- Feeding perch – a resting place used by individual bats, or a few individuals, primarily for short periods of feeding during the night;
- Transitional roost – a place used by a few individual bats, or occasionally small groups, for a short period of time upon waking from hibernation or in the period prior to hibernation;
- Maternity roost – a place used by small to large groups of female bats to give birth and raise their young to independence;
- Hibernation roost – a place used by individual bats, or in groups, during winter where there is a constant cool temperature and high humidity; and
- Satellite roost – a place used by a few individuals to small groups of breeding female bats found in close proximity to the main nursery colony throughout the breeding season.

The importance of a bat roost is underpinned by the conservation status of the suspected species (i.e. the distribution/rarity of a species in a specific geographic location) and the type of roost (i.e. not all roosts have the same level of importance in supporting the local bat population). Further roost characterisation surveys may be required to fully determine the importance of a confirmed roost to allow for a robust impact assessment.

APPENDIX 3 – FURTHER SURVEY RATIONALE

In cases where no evidence of use by bats is found during a building inspection but the possibility of their presence cannot be ruled out, further presence/likely absence survey is likely to be required if the development proposals will impact potential roost sites.

Emergence surveys are carried out to establish the presence or likely absence of roosting bats in buildings (and other structures) and these are designed in accordance with the ‘*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*’ (Collins 2023) detailed in **Table 3** below.

Table 3. Recommended further survey for establishing presence/likely absence of roosting bats in buildings (and other structures).

Potential Suitability	Further Survey
None	No further surveys are required.
Negligible	No further surveys are required.
Low	A minimum of one dusk emergence survey visit should be undertaken in the period of May to August. However, if all areas (including cracks, crevices and voids) can be thoroughly inspected and no evidence of use by bats is found, then emergence surveys may not be required. In cases where a complete inspection cannot be carried out, professional judgement and proportionality should be applied when assessing the impacts of the development proposals.
Moderate	A minimum of two dusk emergence survey visits should be undertaken in the period of May to September, with at least one of the surveys between May and August; the survey visits should be spaced at least three weeks apart.
High	A minimum of three separate dusk emergence survey visits should be undertaken in the period of May to September (inclusive), with at least two of the surveys between May and August; the survey visits should be spaced at least three weeks apart.

In cases where the PRA and/or further survey establishes the presence of roosting bats in a building (or structure), this will likely trigger the need for roost characterisation to collect sufficient information to inform the impact assessment and mitigation strategy.

The roost characterisation comprises information collected during the PRA, emergence surveys and by other methods, such as DNA analysis of bat droppings, and ultimately aims to determine the bat species roosting; the number of bats the roosts support; the roost access points; the locations of the roosts and the types of roost present. This information is crucial when applying for planning permission and/or a European Protected Species mitigation licence.

