
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250827
Address:	287 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NS.		
Proposal:	Householder application for proposed raising of the roof to create habitable accommodation alongside the insertion of 1 No. chimney and changes to fenestration. Followed by the demolition of the existing conservatory.		
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**

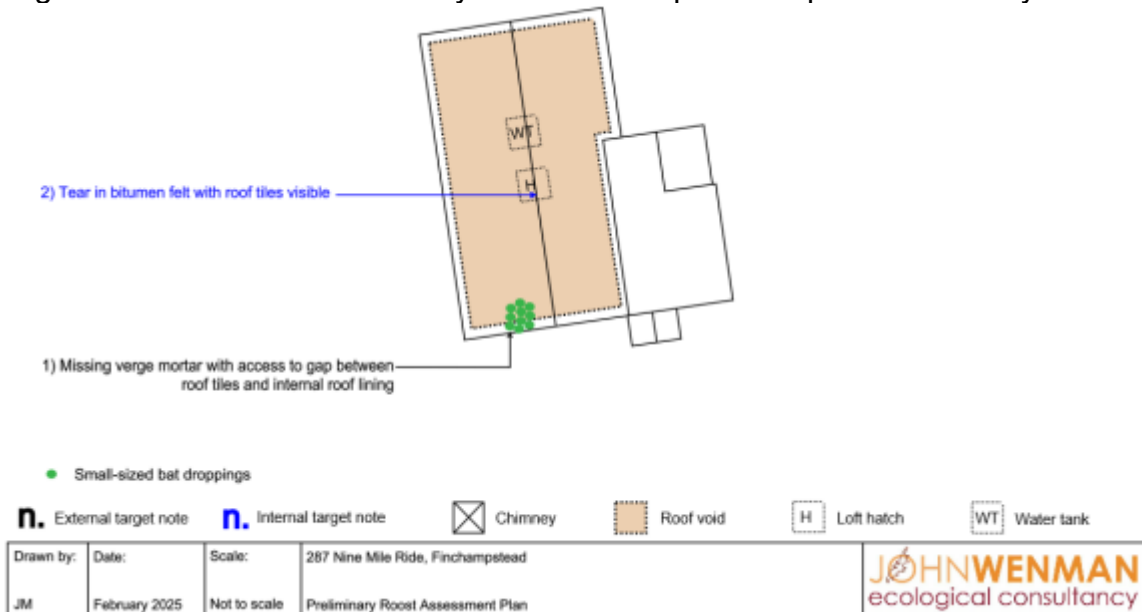
Comments On Proposal

I have read the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2856_PRA_a) and the Arboricultural Development Report (Woods Tree Consultancy, 7 May 2025). I have also reviewed the plans and elevation submitted in support of the application.

Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant derogation licence 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.

The Preliminary Roost Assessment (PRA) external inspection recorded that verge mortar along the front gable was partially missing. Approximately 50 – 100 small-sized decayed bat droppings resembling those typically deposited by the pipistrelle were observed during an endoscopic check of slots between the internal roof lining and concrete tiles on the front gable. According to the Ecologist the feature is now entirely exposed to the elements and currently considered of negligible suitability for roosting bats. I am satisfied that no further surveys are necessary and that provided adequate compensation bat roost features are integrated into the front elevation of

the dwelling and all roofs are all constructed with with a bat-friendly roofing membrane i.e. Type 1F (bitumen and hessian) a European protected species mitigation licence is not nessecary for the development to proceed lawfully.



Birds, bats and species active at night are sensitive to light pollution. Increase or the introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. In order to recommend approval of the development an external lighting condition must be secured to ensure bats and wildlife are not negatively impacted.

BS5837:2012 section 4.2.4 states that tree surveys should record the extent, basal ground levels and height of shrub masses, hedges, hedgerows and stumps. The trees which have been felled and impact hedgerows have not been assessed in the Arboricultural Development Report. To ensure that the site maintains and enhances habitat for wildlife in accordance with the NPPF paragraph 1987(d) and Local Plan CP3 and CP7 and MDD TB23 submission and approval of landscaping scheme should be considered, or the ecological enhancements should include provision of native and wildlife friendly tree and shrub planting.



Conditions & Reasons (if required)

Condition: No operations shall commence on site development or other operation including pruning, dismantling/demolition works, soil moving, or any other operation shall commence until full details of a bat mitigation strategy and biodiversity enhancement scheme to include integrated bricks, bird box and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The scheme shall include the mitigation outlined in Section 6.2 of the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2856_PRA_a)

including integrated bat tube (such as an Ibstock enclosed bat brick, Habibat bat box, or a suitable functional equivalent) at the apex of the proposed front gable (as illustrated in R2856_PRA_a Appendix 4). All roofs must only be lined with a bat friendly membrane i.e. Type 1F (bitumen and hessian) felt or a breathable membrane which has been issued a certificate by Natural England as suitable for use in bat roosts i.e. TLX Batsafe. The biodiversity enhancements shall thereafter be installed in accordance with the details and timetable approved and thereafter retained and maintained.

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 submitted for approval to the council.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals and incorporate biodiversity enhancements. **Relevant policy:** NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition:

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning. Any external lighting scheme which submitted be designed in line with best practice including [Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23](#)

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition:

a) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the Tree Protection Measures given in pages 12 to 28 of the Arboricultural Development Report (Woods Tree Consultancy, 7 May 2025) are in place on site.

b) All works are to be carried out in full accordance with the approved Tree Protection Measures.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected as set out in the approved Tree Protection Measures.

d) The fencing or other works which are part of the approved Scheme Tree Protection Measures shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of value to wildlife, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence.

Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

Date:

25/07/25

Signed:

T Cuss