
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243049
Address:	33 Orchard Estate, Twyford, Wokingham, RG10 9LA.		
Proposal:	Householder application for proposed single storey rear extension with two roof lights, including demolition of 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

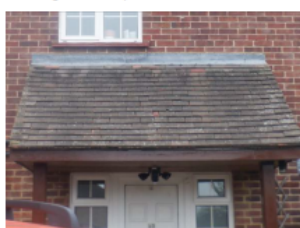
I have read the Preliminary Root Assessment (John Wenman Ecological Consultancy, Ref R2810PRA_a, November 2024) and reviewed the plans and elevations submitted in support of the application.

All species of British bat are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981(as amended). Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in England.

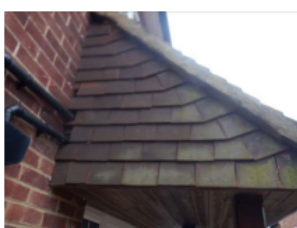
The external inspection recorded occasionally uneven roof tiles in the sloped roof over the entranceway. Both half gables were clad with hanging tiles, that were occasionally lifted on the northern elevation, with evidence of bird droppings. According to paragraph 6.2.1 the planning proposals seek consent for a single-storey rear extension following the removal of the existing single storey and conservatory on the rear elevation – this area of work will have no impact on features with bat roost potential. I am satisfied that there will be no impact on the roof of the house or on the features identified on the porch roof on the front elevation. I support the Ecologists conclusion that proposals for a single-storey rear extension are considered highly unlikely to lead to the damage or loss of a bat roost or to the disturbance of bats. If the development is implemented as proposed it is not

necessary for the LPA to require the submission of further bat surveys to rule out the presence of bats in the porch or secure mitigation for impacts to breeding birds or bats to determine the application. I draw the applicant's attention to the advice in PRA paragraph 6.2.2. I request that WBC Informative I17 is therefore included in the decision notice

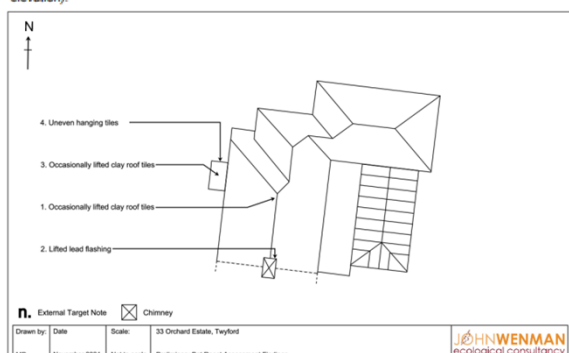
The sloped roof over the entranceway featured occasionally uneven roof tiles (Photograph 8; Target note 3). Both half gables were clad with hanging tiles, that were occasionally lifted on the northern elevation, with evidence of bird droppings (Photograph 9; Target note 4).



Photograph 8. Occasionally uneven roof tiles (front elevation).



Photograph 9. Lifted hanging tiles (front elevation).



Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and 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.

Date:	5/12/24	Signed:	T Cuss
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