

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250020
Address:	Arlington, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE.		
Proposal:	Householder application for the proposed first floor side extension over garage, including the removal of 2 no. existing chimneys and the addition of 2 no. roof lights.		
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 Ecological Appraisal DBW (Urban Tree Experts, Ref SPH/NP/PEA-24/10.2, 3 January 2025), Ecological Survey Report (Urban Tree Experts Ref SPH/ESR-25/26.06, 4 July 2025) and Heritage Statement. I have also 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 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is a criminal 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 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 external inspection of the property and garage/utility found multiple gaps in the roof and hanging tiles and verges that could provide potential roosting opportunities or access into the building for roosting bats. Emergence surveys were undertaken on 31 May and 26 June 2025 in general accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). Bat activity recorded was low.

I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude the development as proposed is currently unlikely to cause legal

disturbance to bats or bat roosts. However, the Ecological Survey Report ceases to be valid after one year from the survey, or if the site conditions change due to unspecified works whichever is the sooner. Informative I17 therefore must be included on the decision notice and remind the owner and their contractors that it is criminal offence to destroy or damage their roosts, or to disturb, kill or injure them without a mitigation licence.

Conditions & Reasons (if required)

CL4

Reason: To ensure adequate planting and retention of habitat to support wildlife. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policy TB23.

Despite ecological surveys being undertaken which suggest that protected species are not currently roosting in 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:	29/07/25	Signed:	T Cuss
--------------	----------	----------------	--------