

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	242979
Address:	61 Wilderness Road, Earley, Wokingham, RG6 7RR.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with installation of roof lights, modifications to the roof and changes to fenestration following 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 Bat Emergence Survey ((John Wenman Ecological Consultancy, Ref 2551_BES_a, July 2024) and the reviewed the revised plans and elevations. I have also reviewed the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R3547/B, September 2023) submitted in support of application 232425.

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 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.

A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

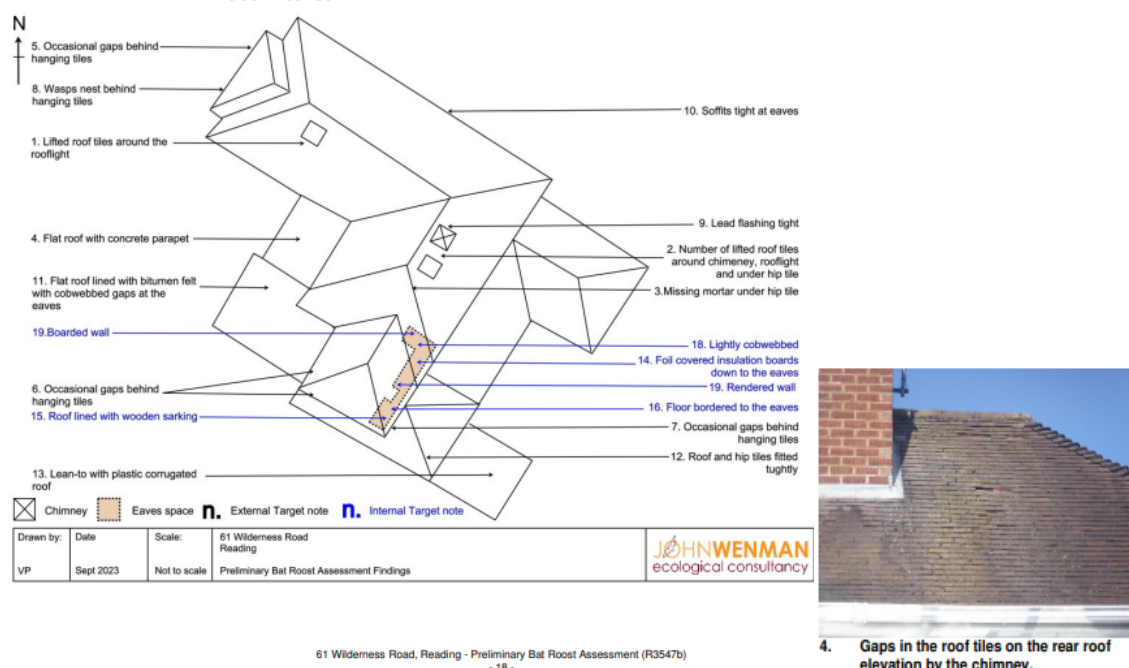
According to the Preliminary Bat Roost Assessment the house had several features that could potentially support typically crevice-dwelling species, such as the pipistrelles. The features comprised: gaps under lifted roof tiles around the roof lights on the front and rear elevations ,and around the chimney and below the hip tiles to the rear of the house, and behind hanging tiles cladding the bay window to the front of the house, and the rear and side of the house. The property was considered to

have moderate bat roost potential. The PRA did not recommend further surveys were needed in order to infill under the porch, construct a pitched roof to the front of the house and the creation of a tiled roof to replace the existing conservatory to the rear of the house. Works to construct a porch roof had commenced and the roof on the first floor was complete when bat emergence surveys were carried out on 17 June and 9 July 2024.

I am satisfied that the survey methodology and effort are adequate for the ecologist to conclude that it is currently highly unlikely that the property supports roosting bats. However, contrary to Local Plan policies CP1 and CP3 the applicant has not proposed enhancements for wildlife and protected species and the loss of potential roosting features in roof tiles on the rear elevation which are likely to be lost when the chimney is removed are not proposed to be replaced.

The Owner and the applicant should note the advice in paragraph 4.3.2 that the information in the Emergence Survey will only be likely be valid for up to 12 months. The Ecologist states that bats are highly mobile and therefore it is possible that bats could be present in the future. In the event that a bat or evidence of bats are discovered work must stop immediately and a licensed ecologist must be called to site to provide further advice and attend to the bat/s. I therefore request that informative I17 is included on any planning decision. Consideration should be given to securing compensation for the loss of potential roosting features in line with best practice and the WBC Local Plan requirement to provide compensation, and maintain and provide enhancements for wildlife.

APPENDIX 2 – PRELIMINARY ROOST ASSESSMENT PLAN



61 Wildemess Road, Reading - Preliminary Bat Roost Assessment (R3547b)

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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:	10/12/24	Signed:	T Cuss
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