

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260005
Address:	30 Byron Road, Twyford, Wokingham, RG10 0AE.		
Proposal:	Householder application for the proposed erection of a part single storey part first floor rear extension including modifications to the roof and external materials and changes to fenestration.		
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 SPH/NP/PEA-26/20.01, 30 January 2026) 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 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. 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 property’s suitability to support roosting bats was assessed and potential roost features identified during the preliminary inspection. There are moved roof and hanging tiles on the rear elevation resulting in gaps which could provide potential roosting opportunities for bats or access into the building, and the presence or absence of bats could not be established without further survey effort. When combined with the data from the desk top study, this resulted in the property being characterised as having a moderate potential¹ to support roosting bats.

According to the PEA external survey records on the rear elevation some tiles have moved leaving gaps which may be used by crevice-dwelling bats. The hanging tiles on the sides and front of the dormer have moved leaving gaps that could also be

exploited by roosting bats. No evidence of bats was recorded in the internal inspection.

I agree with the Ecologist's conclusion that there are potential roosting features for crevice-dwelling bats, and the presence or absence of bats can not be determined without further surveys. I support the conclusion that the building is assessed as having moderate roosting potential. According to the bat survey Good Practice Guidelines 4th Edition, at least two dusk emergence surveys must be carried out between 1 May and 31 August.

Government Circular 06/05: states that: *"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."* In this case because neither the presence or absence of protected species, nor the extent to which they may be affected has been established and there are no exceptional circumstances determining the application would not be in accordance with the planning policy.

Conditions & Reasons (if required)			
N/A. Awaiting bat emergence survey and mitigation proposals report.			
Date:	12/02/26	Signed:	T Cuss