

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	253143
Address:	44 Sturges Road, Wokingham, Wokingham, RG40 2HE.		
Proposal:	Householder application for the proposed erection of a part single storey part two storey side and rear extensions, loft conversion to create habitable accommodation including rear facing dormer window, enclosing of existing porch structure plus 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 the Bat Scoping Survey (Crossman Associates, Ref L1147.008, 17 September 2025) and reviewed the plans and elevations submitted in support of the application.

All UK species of bats are protected under The Wildlife and Countryside Act (1981) as amended and The Conservation of Habitats and Species Regulations 2017 (as Amended). Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat without first having obtained the relevant licence for derogation from the regulations from Natural England. All wild birds are granted legal protection under the WCA (1981) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use.

I agree that the survey methodology and effort is adequate for the Ecologist to conclude that currently the house has negligible bat roost potential. Provided the development is implemented in accordance with bat survey "Species Recommendations" sections 4.4 – 4.11 there are no ecological objections.

Conditions & Reasons (if required)

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 4 of the submitted Bat Scoping Survey

(Crossman Associates, Ref L1147.008, 17 September 2025).

Reason: To ensure that biodiversity, protected and priority species are maintained and enhanced by the proposals. Relevant policy: NPPF 2024 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	26/03/26	Signed:	T Cuss
--------------	----------	----------------	--------