

MEMORANDUM

From:	Louise Aparo Ecology Officer		
Service	WBC Ecology	App No:	252132
Address:	Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH.		
Proposal:	Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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

Ecology documents reviewed for this proposal, is as follows:

- Bat Survey Report, Ref: 231270, 28/04/23.
- Updated Nocturnal Bat Survey Report, Ref: 231270/E2, 18/08/23
- Proposed Car Port Elevation, Rev A, 09/25

Bats

It is known that the application site was subject to emergence surveys in 2023 and a confirmed roost of a brown-long eared bat (BLE) was identified, although not in use at the time. As the proposed artificial biodiversity enhancements are to be located in a suitable position (south, south-western facing) I am of the opinion that this development will not impact the roosting potential of the artificial biodiversity enhancements.

In terms of the confirmed BLE roost located within the loft void of Building 1, the proposed development of a car part will not impact the BLE roost. Bats are a European protected species and under the Conservation of Habitats and Species Regulations 2017 it is a criminal offence to disturb them. To ensure artificial lighting does not disturb the foraging flight paths and roosting bats and to not undermine the previous condition of the Application Site (Condition 8 External Lighting for Application 230576, no external lighting to be installed without prior notice) details of lighting is to be submitted prior to determination.

Lighting details to be submitted prior to determination, the details need to be a written submission as opposed the need for a lighting plan or lighting condition. The details of the lighting need to include lighting location and lighting type and to be in accordance with the Bat Conservation Trust Bats and Artificial Lighting Guidance Note 08/23.

Birds

It is noted that the previous application (Ref: 230576) is subject to Condition 7 – Bat Protection, which also includes a requirement to enhance the site for nesting birds: *“To enhance the site for nesting birds, one sparrow terrace (or functionally similar feature) must be installed on a northern or eastern elevation at a height of at least three metres on the dwelling.”* The proposed erection of the car port is not expected to impact this bird biodiversity enhancement or conflict with the existing condition, provided the car port is not positioned directly in front of the installed bird box. This will ensure that clear and unobstructed flight paths for birds are maintained.

Protected species

All other protected species are not expected to be adversely affected by the proposed development.

Conditions & Reasons (if required)

N/A

Date:	27/10/25	Signed:	Louise Aparo
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