
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251727
Address:	138 Church Road, Earley, Wokingham, RG6 1HR.		
Proposal:	Householder application for the proposed erection of two-storey front extension, including porch creation, first-floor side extension, part two-storey with balcony, part single-storey rear extension following demolition of existing orangery, loft extension with 2no. dormers providing 2no. habitable accommodation and conversion of garage to provide additional habitable accommodation.		
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 L1147.010, 29 September 2025) and reviewed the submitted plans and elevations.

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.

I am satisfied that the survey is adequate for the ecologist to conclude the house currently has negligible suitability for roosting bats. The proposal that the roof, soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls and the recommended mitigation enhancement measures and biodiversity-sensitive external lighting should be secured by planning condition.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations

and biodiversity enhancements given in Section 4 and Appendix III the submitted Bat Scoping Survey (Crossman Associates, Ref L1147.010, 29 September 2025) unless otherwise agreed in writing by the council. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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:	14/10/25	Signed:	T Cuss
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