

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261555
Address:	6 Thorpe Close, Wokingham, Wokingham, RG41 2PW.		
Proposal:	Householder application for the proposed erection of single storey rear extension, following demolition of existing conservatory and replacement of pitched roof over the study to flat roof, 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 understand that there are no proposals affecting the first floor and the roof or any trees that could support potential roosting features for bats. There are no ecology objections provided that the existing TPO trees are permanently retained and protected throughout site-setup, construction and the occupation phase, and no external lighting is installed which could cause light pollution for birds and foraging and commuting bats.

Conditions & Reasons (if required)

Condition CL7

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of biodiversity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policies CP3 and CP7 Managing Development Delivery Local Plan policy TB231

Condition: At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

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:	29/07/29	Signed:	T Cuss
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