

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260653
Address:	Springfields, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PH.		
Proposal:	Householder application for the proposed erection of a two storey front extension and a first floor rear extension following demolition of the existing conservatory, plus changes to fenestration and raising of the roof and installation of front and rear dormers and rooflights to facilitate the creation of first floor 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**

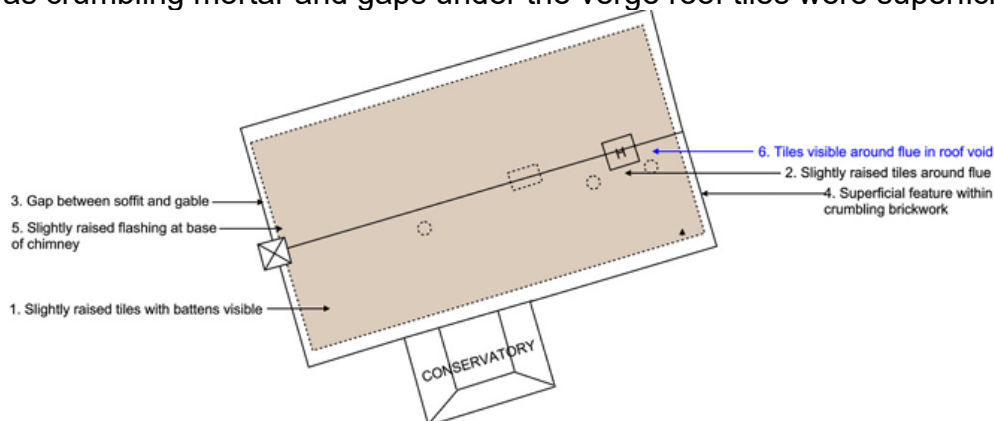
Comments On Proposal

I have read the Note of Endoscopic Inspection (John Wenman Ecological Consultancy, 11 February 2026) and Updated Preliminary Roost Assessment John Wenman Ecological Consultancy, Ref R2710_UpdPRA_a, February 2026). I have also reviewed site planning history and the plans and elevation submitted in support of the application.

All bats are fully protected by The Wildlife and Countryside Act 1981 (as amended) and by The Conservation and Species Regulations 2017 (as amended). In summary the legislation combined makes it an illegal offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate' or to affect significantly the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

The daytime inspection concluded that there were a number of features and gaps with potential for crevice-dwelling bats. I am satisfied that the endoscope survey is adequate to currently conclude that the gaps between the roof tiles on the Southwestern end of the rear elevation which offered low roost opportunity showed no evidence of current use by bats. The gaps behind the chimney and where there was crumbling mortar and gaps under the verge roof tiles were superficial.



☒ Chimney ■ Roof void □ Boiler ○ Flue pipe **n.** External target note **n.** Internal target note

Drawn by: JM Date: February 2026 Scale: Not to scale Springfields Basingstoke Road, Spencers Wood
 Updated Preliminary Bat Roost Assessment Plan

JOHN WENMAN
 ecological consultancy

Provided that an external lighting condition and informative I17 are included in the decision notice there are no objections to the development at proposed.

Conditions & Reasons (if required)

Condition: No external lighting shall be installed on the site or affixed to any buildings on the site without the written approval of the local planning authority. Any external lighting approved by the LPA should be designed in accordance with best practice including [Bats and Artificial Lighting at Night Guidance Note GN 08 / 23](#).

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198, Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 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: 19/03/26 **Signed:** T Cuss

