

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                        |                |        |
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| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                                                                                                                                                                           |                |        |
| <b>Service</b>              | WBC Ecology<br>Householder                                                                                                                                                                                                                                                                                                                                             | <b>App No:</b> | 241930 |
| <b>Address:</b>             | 20 Rotherfield Avenue, Wokingham, RG41 2EX.                                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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 Emergence Survey (John Wenman Ecological Consultancy, Ref R2550\_BES\_b, July 2024) and reviewed the plans and elevations submitted in support of the application.

The Bat Emergence Survey refers to the Preliminary Roost Assessment (PRA) conducted in August 2023 which recorded approximately 200 small bat droppings at the base of the western gable wall inside the roof void. As the emergence surveys were carried out 8 months after the internal and external inspections it is not possible to confirm if the methodology and survey effort are adequate, if changes have occurred to the property, or provision of a single Schwegler in the absence of a copy of the PRA report.

All British bat species are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017 ('Habitat Regulations') (as amended). In summary, the legislation combined makes it an 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.

A bat roost is interpreted as “any structure or place used for shelter or protection” whether or not bats are present at the time.

No bats were observed emerging from the property but timing of recordings indicate that they emerged nearby and were commuting and foraging along the Emm Brook. I am happy to be reconsulted once the PRA survey has been submitted. I would anticipate being able to support the Ecologist’s recommendation that a precautionary working method statement can be secured to ensure that the development proposals would not deliberately or intentionally/recklessly disturb, injure or kill any bats occupying the historic roost at the time the development is implemented.

#### **Conditions & Reasons (if required)**

Awaiting submission of the Preliminary Roost Assessment.

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| <b>Date:</b> | 7-8-24 | <b>Signed:</b> | T Cuss |
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