

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	241993
Address:	12 Dukes Wood, Crowthorne, Wokingham, RG45 6NF.		
Proposal:	Householder application for proposed two storey side extension along with the extension of the existing dormer and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	Yes		

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I have read the letter from Applied Ecology dated 10 September 2024, superseded Biodiversity Checklist, superseded Bat Survey (Blue Sky CAD) and Design Statement. I have also reviewed the plans and elevation submitted in support of the application.

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.

The bat roost assessment has not been carried out fully in line with Bat Survey for Professional Ecologist Good Practice Guidelines and the ecologist has failed to undertake a desktop search for European Protected Species Licences or local planning history. Consideration therefore hasn’t been given to local records for bat roosts in similar properties in the local area. The Ecologist does not state what equipment they used. The letter fails to inform the applicant on the legislation which protects all bats in the UK. I am however satisfied that the survey effort is adequate

in this instance for the Ecologist to conclude that currently there is negligible bat roost suitability and further surveys are not required to confirm that bats are currently absent. In accordance with Local Plan policy and the NPPF, I would encourage the applicant to include proposals to provide enhancements for bats and install an integrated bat tube or box on the southern elevation to provide compensation for the wooden vertical cladding which could provide future potential roosting features for crevice dwelling bats.

Provided informative I17 is included in the decision notice there are no objections to the development as proposed.

Conditions & Reasons (if required)

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 I17: 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:	5/11/24	Signed:	T Cuss
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