
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250223
Address:	Kingslake House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for proposed single storey rear extension with a juliette balcony, followed by the erection of 2 No dormers and 4No Velux windows and 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**

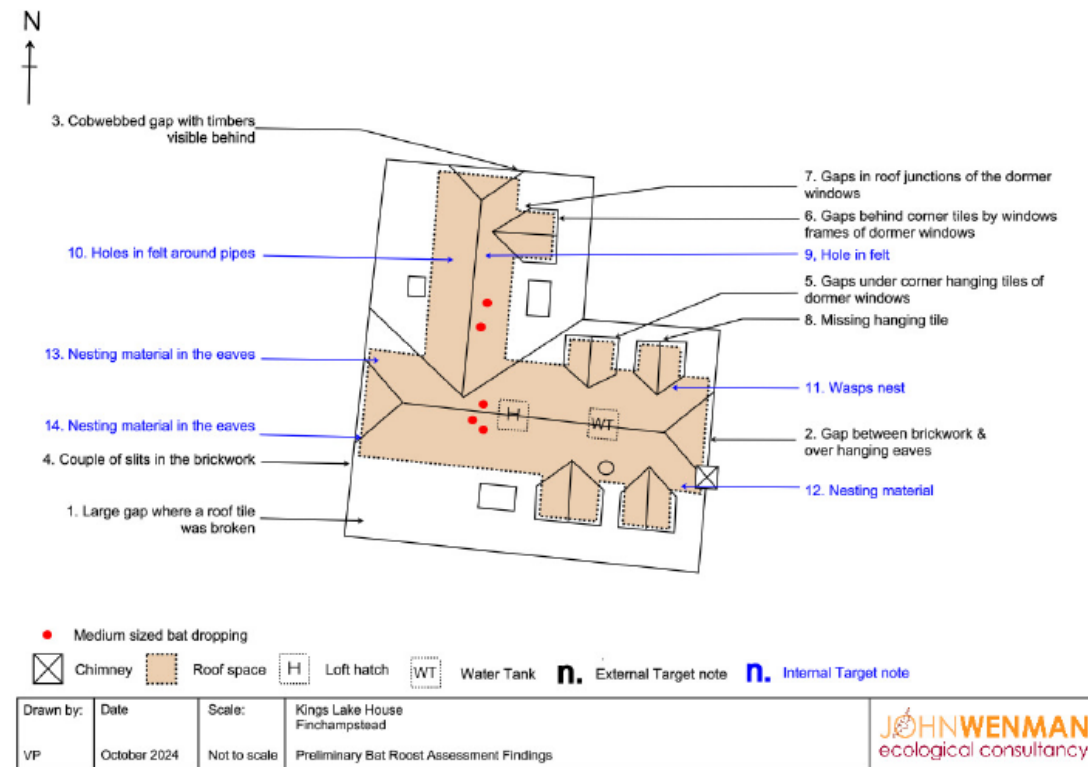
Comments On Proposal

I have read the Bat Emergence Surveys (John Wenman Ecological Consultancy, Ref R2775_BES_a, July 2025), Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2775_PEA_a, February 2025) and the Arboricultural Impact Assessment (GHA Trees, Ref GHA/DS/122460:25, 11 February 2025). I have also reviewed the plans and elevations submitted in support of the application and the site history.

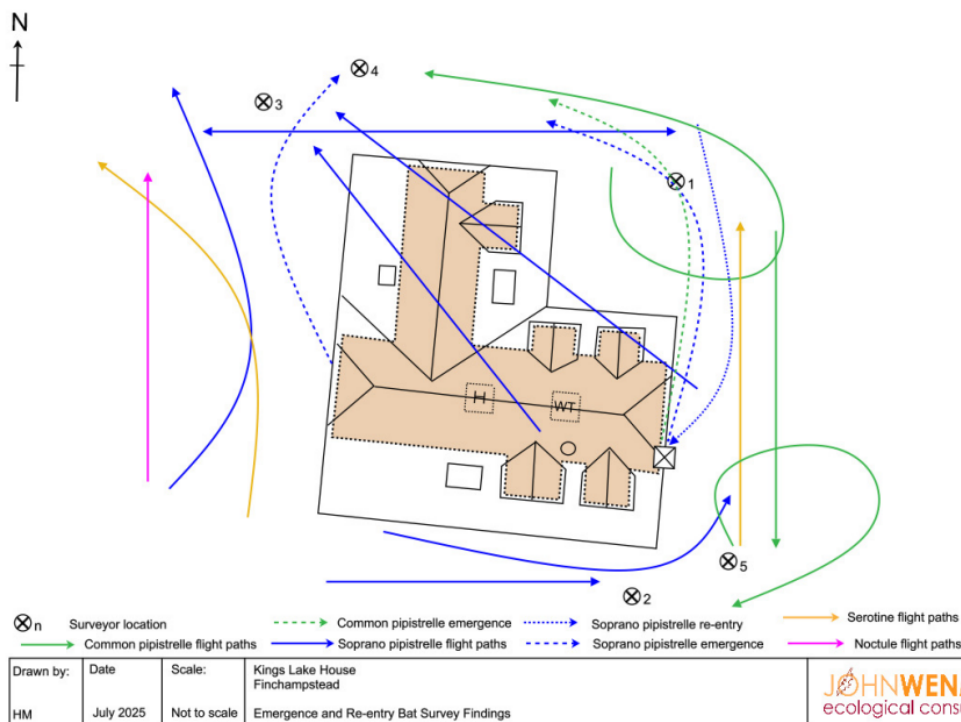
All British species of bats and their roosts are fully protected by The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it a criminal offence to deliberately or recklessly to destroy, damage or to obstruct access to their roosts, or to disturb, kill or injure, capture or disturb bats, without first having obtained the relevant derogation licence from Natural 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 Preliminary Roost Assessment (PRA) inspections undertake in September 2024 recorded five medium-sized droppings typical of those deposited by long-eared bats scattered in the roof void. Likely access points were considered to be gaps under timber soffits or around the dormer windows and main roof. Further potential roosting

features that could offer regular use by large numbers suitable for crevice-dwelling bats included a broken roof tile, gaps under corner hanging tiles and around dormer window frames. The Ecologist assigned high potential suitability for bats. The surrounding garden provides continuous habitat that could be used to connect to high-quality foraging habitats such as the adjacent lake.



APPENDIX 2 – BAT EMERGENCE SURVEY FINDINGS



Three emergence bat surveys carried out between 19 May and 2 July recorded a peak count of two Soprano pipistrelle, one Common pipistrelle and one unidentified pipistrelle emerging from the property. No long-eared emergences were observed.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude the house acts as a day roost for non-breeding or individual male bats. Provided that all the crevice roosting features within the soffits, dormer window surrounds and roof void will be permanently retained I am satisfied that a European Protected Species Licence is not currently necessary to allow the works proposed to proceed lawfully. To safeguard bats, and to avoid and mitigate disturbance impacts I agree a non-licensed precautionary approach set out in PRA Section 7.1 is required and must be secured by planning condition in line with planning policy. The new extension's roof must be lined with a bat friendly membrane i.e. Type 1F (bitumen and hessian) felt or a breathable membrane approved for use in bat roosts by Natural England i.e. TLX Batsafe.

Birds, bats and species active at night are sensitive to light pollution. Increase or the introduction of artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. In order to recommend approval of the development an external lighting condition must be secured to ensure bats and wildlife are not negatively impacted. The mitigation measures proposed do not address the impact of construction lighting or lighting in the occupation phase on bat roosts, foraging, and commuting. I request that an exterior lighting conditions must therefore be imposed if the development is approved.

Conditions & Reasons (if required)

Condition: *Unless previously otherwise agreed in writing by the council all work are to be carried out in full and strict accordance with the mitigation and enhancements proposals and recommendations given in Section 7 of the submitted Bat Emergence Surveys report (John Wenman Ecological Consultancy, Ref R2775_BES_a, July 2025). Within one month of substantial completion, a short closing-out report demonstrating that all the ecological mitigation and enhancement measures have been implemented in strict accordance with Section 7 and to the satisfaction of the Owner's Ecologist is to be issued to the council for approval.*

Reason: *To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.*

Condition: Demolition and works affecting the roof and loft shall be undertaken under the supervision of an appropriately qualified ecologist (a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present). Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, and the procedure to follow should bats or signs of bats be found. Should bats or recent evidence of bats be found then no development is to commence until any relevant licence(s) have been obtained from Natural England and a copy submitted to and approved in writing by the council. A closing-out report including details of the methods used, and any bats or signs of bats found, is to be issued to the council.

Reason: *There is evidence that bats have roosted in the building. This condition will ensure that protected species are not adversely affected by the works to the roof in line with wildlife legislation and NPPF paragraph Section 15, Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.*

No External Lighting

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 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23.*

Condition CL7:

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

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 value to wildlife, 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 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.*

Date:	24/07/25	Signed:	T Cuss
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