

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252535
Address:	71 Dorset Way, Wokingham, RG41 3AL.		
Proposal:	Householder application for the proposed erection of a detached double garage with a dual-pitched concrete tiled roof, incorporating facing brickwork to match the existing dwelling, with aluminium double garage doors to the front elevation, a UPVC window and pedestrian door to the side elevation, and reinstatement of boundary hedging to the north and west boundaries, following the demolition of the existing single garage, shed, garden wall and gate.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

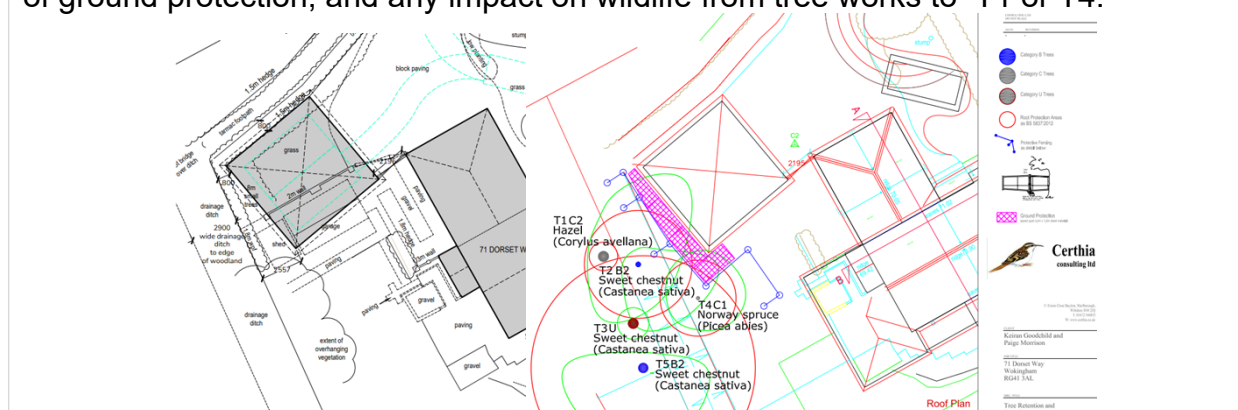
Summary Of Recommendations

- ☐ 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**

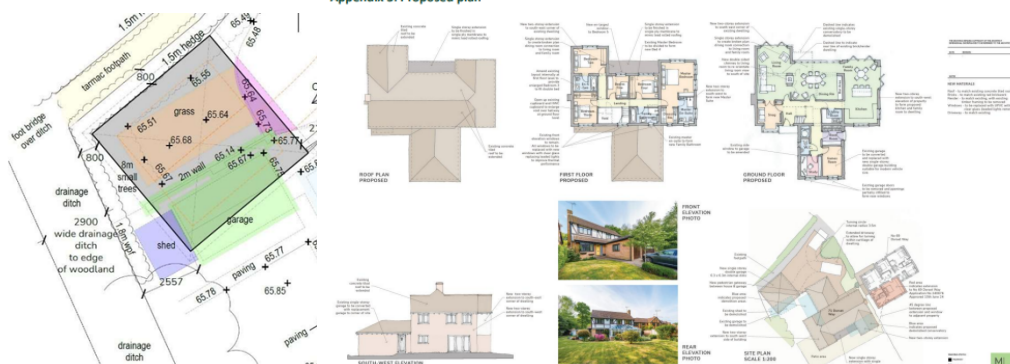
Comments On Proposal

I have read the Arboricultural Report (Certhia, October 2025) and Preliminary Ecological Appraisal and Roost Assessment (Arbtech, June 2025) and reviewed the plans and elevation submitted in support of the application.

The Ecologist states both that shed B3 has negligible habitat value for bats and that it has *“low habitat value but will not be directly impacted by the proposals”*. I am happy to provide detailed comments when the errors in the PEA PEA have been corrected, and it is amended to take account of the removal of the shed B3, the use of ground protection, and any impact on wildlife from tree works to T1 or T4.



	B3 is a single storey wooden shed which lacks any notable bat roosting features. It has a wood and bitumen felt clad roof in moderately poor condition, with heavy moss and tree-debris obscuring the roof. The interior is brightly lit from a western window during the daytime, which will reduce its suitability for bats. There is evidence of mouse activity in places, including mouse droppings on sections of mineral wool insulation on the eastern side of the shed. B3 Suitability Assessment Given the lack of roosting features, B3 has been assigned a negligible habitat value for bats.
Foreseen Impacts	Roosting habitat [Buildings] Bats are very unlikely to be roosting within B1, B2 or B3 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. B3 has a low habitat value for bats, but will not be directly impacted by the proposals. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

Appendix 3: Proposed plan**Conditions & Reasons (if required)**

Awaiting amended PEA PRA.

Date:	24/10/25	Signed:	T Cuss
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