

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260685
Address:	5 Loxwood Close, Three Mile Cross, Wokingham RG7 1BX.		
Proposal:	Householder application for proposed erection of single storey rear extension and second storey side extension over existing garage.		
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 Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R3145_PRA_a) and reviewed the plans and elevations submitted in support of the application.

In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (WCA) (as amended). This legislation protects the birds, their eggs and nests whilst being built or in use. All wild bats are protected under the WCA 1981 and Conservation of Habitats and Species Regulations 2017 (as amended). The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

The main void and attached garage were of a suitable size and condition for void dwelling bats, such as the Brown long-eared bats. There was no evidence was observed and I agreed it is currently unlikely void-dwelling bats are present.

Externally a single gap hanging tile at the apex of the rear gable may provide access to a crevice roost site for crevice-dwelling bats e.g. Common and Sprano pipistrelle. The owner and the contractor must be aware “*evidence of crevice-roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation*”. Bird droppings were visible at the southeastern corner of the rear gable, which corresponded with nesting material observed internally. There was no access gap for birds identified, thus the Ecologist concluded that repair work has been carried out before the PRA was completed.

I am satisfied with the survey methodology and effort. I agree with the conclusion that the property is of low potential suitability for bats. If no works impact the gap behind a hanging tile at the apex of the rear gable, the development would be unlikely to result in the death, injury or disturbance of bats; the damage or destruction of a bat roost; or the obstruction of access to a bat roost. The LPA, the Agent and the Owner must be made aware that the PRA is only valid for 12 months (CIEEM 2019).

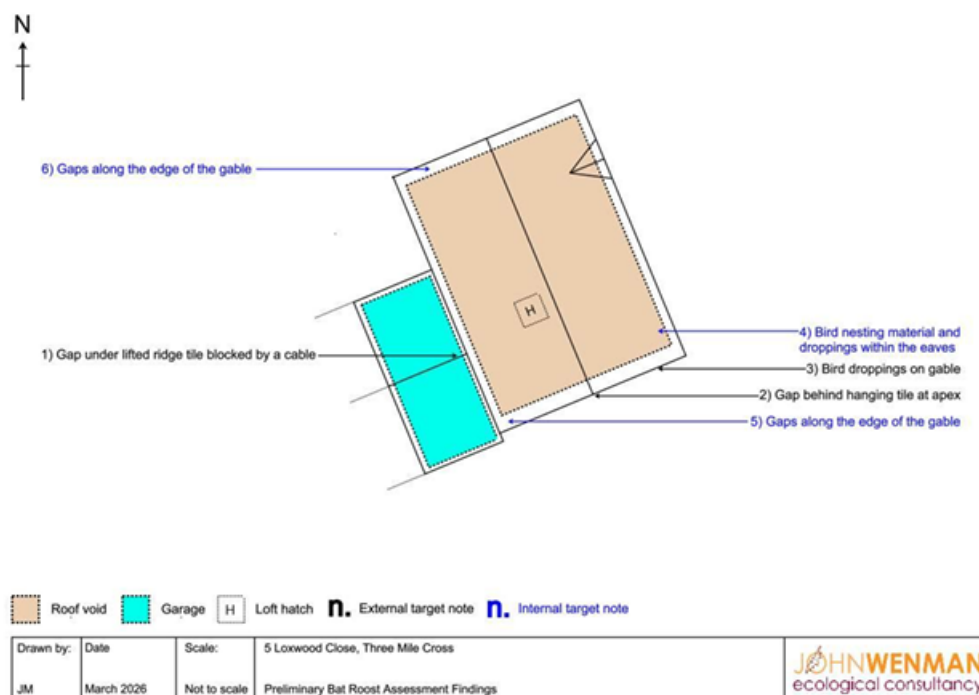


Figure 1. Preliminary Bat Roost Assessment findings.

Summary

Provided that no development works are carried out affecting the potential bat roost features and informatives I17 and I19 are included in the decision notice there are no ecological objections.

Conditions & Reasons (if required)

If the development hereby approved does not commence (or, having, is suspended for more than 12 months) within 12 months from the date of the planning consent, the Ecologist's Assessment of Impacts and Recommendations shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to:

- Establish if there have been any changes in the presence of bats and

- ii) breeding birds or amendments to development proposals. And identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed and new or amended ecological mitigation and avoidance measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

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.

Informative: This permission does not convey or imply any approval or consent for protected species required under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact an ecological consultant with regard to any protected species that may be found on the site.

Date:	12 May 2026	Signed:	T Cuss
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