
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	261366
Address:	River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP.		
Proposal:	Householder application for the proposed raising and modification of the roof, erection of a single storey rear extension, external refurbishments, changes to fenestration and internal alterations to a listed building.		
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 (Arbtech, January 2025) and reviewed plans and elevations submitted in support of the application.

All species of bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). Under this legislation it is a strict liability offence to kill, injure, capture or disturb bats, or to obstruct access to, damage or destroy bat roosts without first having obtained the relevant licence for derogation from the regulations from Natural England. Under the law, a roost is any structure or place used for shelter or protection, whether or not bats are present at the time..

Inspections were carried out by the Ecologist on 27 January 2025. According to the PRA brickwork and render were in excellent condition, brick gable ends are all rendered with no gaps around the tops of the gable ends. The timber soffits and brickwork on the chimneys were in good condition. The lead flashing around the bases of the chimney which is flat and without gaps.

I am satisfied that the methodology and survey effort are adequate for the Ecologist to conclude that the property had negligible bat roost potential in January 2025. There are no ecological objections to the proposed development.

The PRA states that the survey results and recommendations are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion. If work to the roof do not commence before January 2027 the daytime internal and external inspections should be updated and/or a precautionary method statement must be agreed with the Applicant's Ecologist and the Local Planning Authority.

Conditions & Reasons (if required)

If the hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 6 from the date of the planning consent, ecological surveys commissioned to establish if there have been any changes in the presence and/or abundance of bats 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 in the approved scheme, the new ecological measures will be proposed 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.

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

Condition: 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 2024 paragraph 198 and Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Date:	09/07/26	Signed:	T Cuss
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