

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252104
Address:	17 Kingsbridge Cottages, Nine Mile Ride, Wokingham, Wokingham, RG40 3LY.		
Proposal:	Householder application for the proposed erection for a two-storey side and part rear extension with pitched roof and Velux rooflights. Single-storey rear extension with parapet walls, flat roof and feature roof lantern. Additional apertures to front elevation.		
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 reviewed the addendum letter from Vicky Potts dated 27 November 2025).

All bat species 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. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time.

On close inspection of the gap and wall cavity the features showed no evidence of bats or bat activity. The access points and cavity beneath was full of cobwebs and bird nesting material, and a large birds nest was present directly beneath the gap in the void One small-sized bat dropping typical of small crevice dwelling bats, such as the locally recorded Pipistrelle was stuck on the rendered chimney wall at the eastern end of the roof, with access points associated with a gap in the ridge mortar and under lifted lead flashing around the chimney. I agree with that the house should be assigned low potential suitability for roosting bats.

According to the addendum letter, the development proposals for a two-storey extension at the western end of the house, will have no direct impact on the confirmed bat roost. The works will involve the removal of a few courses of tiles at the western end of the roof which is a significant distance away from the roost at the eastern end of the roof around the chimney. I agree that the survey effort is adequate to conclude that if implemented under a precautionary method proposals are highly unlikely to result in the damage and/or destruction of a bat roost. Under the proposed precautionary method of working, the levels of disturbance are considered highly unlikely to cause any temporary or permanent abandonment of the confirmed roost.

Summary

Provided implementation in full accordance with the precautionary method of working is secured by condition there are not ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in the Precautionary Method of Working paragraphs of the letter of 27 November 2025. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

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: No works to dismantle the roof or demolition of buildings or structures that may be used by breeding birds shall take place between 15 February and 15 September inclusive, unless a competent ecologist has undertaken a careful, detailed check the roof for active birds' nests immediately before the clearance, and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that wildlife, 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.

Date:	28/01/26	Signed:	T Cuss
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