

# MEMORANDUM

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| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                       | <b>App No:</b> | 251578 |
| <b>Address:</b>             | Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.                                                                                                                                    |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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 Ecological Appraisal (Urban Tree Experts, Ref SPH/PEA-25/03.09, September 2025) and reviewed the submitted plans and elevations.

All species of British bat are protected The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981. Under this legislation it is an offence to kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "*any structure or place used for shelter or protection*" whether or not bats are present at the time.

I am satisfied that the survey methodology and effort are adequate for the Ecologist to conclude that the building currently has negligible potential for roosting bats. I note the Ecologist advises that the report is valid for 12 months from the site inspection. The lifespan of the report may change if the site conditions change due to unspecified works that affect the site.

## Summary

Provided no external lighting is installed that does not comply with ILP/ Bat Conservation Trust Guidance Note 08/23 Bats and Artificial Lighting at Night and informative I17 is included in the planning decision there are ecological objections to the development as proposed.

| Conditions & Reasons (if required)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |                |        |
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| <p><b>Condition:</b> Prior to the commencement of the development a lighting design strategy for light-sensitive biodiversity, designed in accordance with Institution of Lighting Professionals 'Guidance Note 08/23 Bats and Artificial Lighting at Night' shall be submitted to and approved in writing by the local planning authority. The scheme shall with details of location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate colour contour plans and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. All external lighting shall be installed and maintained in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.</p> <p><b>Reason:</b> To ensure that protected and priority species and biodiversity habitats are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 and Section 15 (Conserving and Enhancing the Natural Environment), Local Plan policies CP1, CP3 CP7 and MDD TB23.</p> <p>Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:</p> <p><b>Informative:</b> 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.</p> |          |                |        |
| <b>Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 28/01/26 | <b>Signed:</b> | T Cuss |