

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250808
Address:	67 Reynards Close, Winnersh, Wokingham, RG41 5NU.		
Proposal:	Householder application for the proposed erection of a single storey front extension to facilitate a porch. Plus, the erection of a two storey side and rear extension, installation of 1 no. roof light and changes to fenestration. Following the demolition of the existing conservatory.		
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 Bat Scoping Survey (Crossman Associates, Ref L1147.008 Issue One, 22 April 2025).

All species of bats 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 injure or destroy a bat or to disturb damage or destroy the resting place of a bat. 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 effort is adequate to conclude the property currently has negligible potential for roosting bats. Provided that the development is implemented in accordance with Section 4 of the Bat Scoping Survey there are no objections to the development as proposed.

Conditions & Reasons (if required)

Date:	29/04/25	Signed:	T Cuss
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