

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	252405
Address:	2 Riverside, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Householder application for the proposed installation of a pitched roof with rooflights to replace the existing flat roof and canopy and changes to fenestration.		
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 Swift Ecology Updated Bat Roost Assessment letter (Ref C2507-2, 4 February 2025) and reviewed the plans and elevations submitted in support of the application.

All species of British bat 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 in England.

I am satisfied that the bat survey methodology and effort are adequate for the Ecologist to conclude that building currently has building 'negligible' suitability for roosting bats. Provided all works are completed in full accordance with the Recommendations for precautionary mitigation measures and bat-sensitive external lighting, there are no 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 Recommendations section of the submitted Updated Bat Roost Assessment letter (Swift Ecology, Ref C2507-2, 4 February 2025) unless otherwise agreed in writing by 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: 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 paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Date:	15/10/25	Signed:	T Cuss
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