

26th March 2025

Development Management
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Ecology Statement

Dear Wokingham Planning Department,

Please find this Ecology Statement in relation to our application submitted for The Old Lodge RG10 0SG.

The proposal involves conversion of the existing garage to a gym and ancillary accommodation.

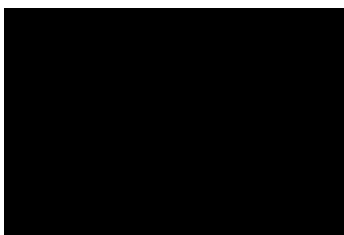
A Newt Mitigation Statement has been provided as a separate document.

The Site is within an identified bat habitat and so any works to an existing roof must take into account any potential impact on protected species. The existing loft space of the detached garage has already been insulated between the rafters and so there will be no additional work to the existing roof. As there will be no work to the roof a Preliminary Roost Assessment (PRA) will not be required.

If you require any further information please do not hesitate to contact us.

We are prepared to work productively with the planning department and answer any queries during the determination period and so are contactable either by phone or email.

Yours sincerely,



James Taylor BA (Hons) MArch PG DipArch ARB RIBA
Architectural Director

JETArch Design