

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250338
Address:	406 Finchampstead Road, Finchampstead, Wokingham, RG40 3RA.		
Proposal:	Householder application for the proposed single storey side and rear extension. Plus, the erection of a pitched roof above the porch and changes to fenestration. Following the demolition of the existing garage. (part retrospective).		
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 Preliminary Roost Assessment (Plan Ecology, Ref 771, July 2023).

All bat species and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Under this legislation it is an offence to:

- deliberately capture (or take), injure or kill a bat;
- intentionally, recklessly or deliberately disturb a bat;
- damage or destroy the breeding or resting place (roost) of a bat; and
- intentionally or recklessly obstruct access to a bat roost.

There are no ecological objections provided Informative I17 is included in the planning decision notice.

Conditions & Reasons (if required)

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:

Informative: 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

Date:	7/4/25	Signed:	T Cuss
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