

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260460
Address:	15 Sandhurst Road, Wokingham, Wokingham RG40 3JG.		
Proposal:	Householder application for the proposed erection of a part single/part two storey rear extension following demolition of the existing conservatory, plus erection of a front canopy roof including alterations to the existing front roof, changes to external materials and erection of a detached car port.		
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 Bat Roost Assessment (Chase Ecological Consultancy, Ref CE5121, 24 February 2026) and reviewed the plans and elevations submitted in support of the application. I have also reviewed protected species records and local planning history.

All bat species 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. A bat roost is interpreted as “*any structure or place used for shelter or protection*” whether or not bats are present at the time.

The desktop survey did not include any local bat group or record centre data search of local planning history. Bat droppings were found on the roof of the next-door house underneath a gap between the dormer extension and lead flashing. The works affecting the Common pipistrelle day roost were carried out 2021 under granted a Bat Mitigation Class licence Natural England. The Ecologist has therefore failed to take account of the bat roost recorded in the neighbouring property and no

mitigation, or enhancement measures are proposed to avoid and reduce impacts of the development in the vicinity.

I note the Ecologist has advised that to ensure the necessary mitigation, the findings are only valid for a period of 24 months from the date of survey. They advise that WBC as Local Planning Authority may require a repeat of any surveys older than 12 months. (This is consistent with best practice and the WBC Local Validation List 2025). If works have not commenced by this date, it may be necessary to undertake an updated survey to allow any changes in the status of bats on site to be assessed, and to inform a review of the conclusions and recommendations made.

The survey effort is adequate for the Ecologist to conclude that the building currently has no potential bat roosting features where any works are proposed to take place. However, I agree as both records for bats and habitats commonly used by bats for both feeding and commuting were observed locally, Pipistrelle bats are recorded roosting and feeding in the adjacent property, protection measures must be implemented to prevent disturbance. Provided all works are implemented in strict accordance with PBRA Appendix 4 'Protection' there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

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:

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:	18/03/26	Signed:	T Cuss
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