

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology Householder	App No:	241968
Address:	Brook House, Hollybush Ride, Finchampstead, Wokingham, RG40 3QR.		
Proposal:	Householder application for proposed erection of a single storey front extension to create porch following demolition of the existing porch.		
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 Ecological Appraisal DBW (Urban Tree Experts, Ref SPH/ET/PEA-23/05.12, 21 December 2023) and Ecological Survey Report Bats (Urban Tree Experts, Ref SPH/ESR-24/23.06, 16 July 2024). I have also reviewed the application form, and the plans and elevations (Mark Chad, December 2023) 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 kill or injure a bat or interfere with any roosting or resting site. A bat roost is interpreted as "any structure or place used for shelter or protection" whether or not bats are present at the time. A summary of the main legislation and planning considerations are included at Appendix 1.

The Preliminary Ecological Appraisal daytime bat walkover (DBW) external inspection describes hanging tiles on 3 elevations. The Ecologist records gaps in the corner tiles on the front elevation that are suitable for crevice-dwelling bat species next to the proposed works. There were gaps at the base of the dormer window. No endoscope was used, and bat roosting could not be ruled out. A number of small droppings were recorded scattered throughout the loft space in the internal inspection. DNA analysis subsequently confirmed that the droppings are Brown

long-eared bat and that bats are or have been using the loft space as a roost. There is direct ecological connectivity to the wider landscape that providing good habitat for foraging and roosting bats.

The pre-survey data search carried out did not include local record centre data or a local planning history search. The design of the bat activity surveys therefore failed to take account of the bat roosts recorded in Two Hoots to the south, La Vallette and Brooklands to the north, as well as Greyfriars and several other properties on Holly Bush Ride.

The three emergence surveys carried out in May and June 2024 recorded limited and sporadic foraging and commuting activity of Common pipistrelle, Soprano pipistrelle foraging in the front garden and observed one noctule bat. I am satisfied that the survey effort and methodology are adequate to conclude that provided a non-licensed method statement is secured the works to construct the porch extension are not likely to cause illegal disturbance to crevice dwelling bats in the potential roosting features or the Brown long-eared roost in the loft space. A European Protected Species Licence is not required.

Birds and species active at night including bats and badgers are sensitive to light pollution. Changes or increase in artificial light might mean such species are disturbed and/or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation. Any external lighting which can be demonstrated as necessary and internal lighting to the porch should be designed in line with current best practice including [Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23](#). I request an lighting condition is included in the decision notice.

Summary

Provided no trees, hedges or shrubs are removed, a lighting condition is imposed and implementation of the development in strict accordance with the Method Statement for Planning detailed in section 5 of the Ecological Survey Report Bats, is secured, then there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Condition: Unless otherwise previously agreed in writing by the council all works are to be carried out in full accordance with the recommendations a given in Section 5 of the submitted Ecological Survey Report Bats (Urban Tree Experts, Ref SPH/ESR-24/23.06, 16 July 2024). Within one month of substantial completion a short closing-out email demonstrating that the ecological mitigation measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to 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 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 191 Section 15

(Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

CL6 Retention of trees and shrubs

Reason: To secure the retention and protection of trees shrubs or hedges growing within or adjacent to the site to ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 191 Section 15 Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies TB23 and TB21.

Date:	24/9/24	Signed:	T Cuss
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