

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	260458
Address:	6 Clare Avenue, Wokingham, RG40 1EB.		
Proposal:	Application to vary Condition 2 of planning consent 240498 for the "Householder application for proposed single storey rear extension and a first-floor side extension above the existing garage with changes to the fenestration." Condition 2 refers to Approved Plans.		
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

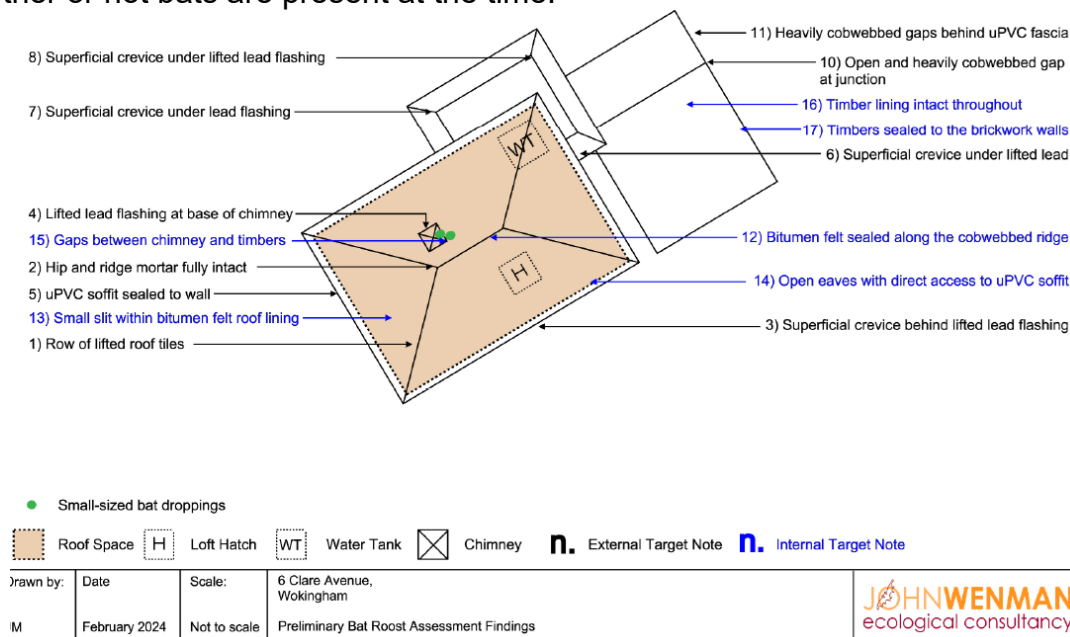
I have reviewed the submitted cover letter, revised plans and elevations, as well as local planning history bat records and the Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R2616_PRA_a, February 2024) submitted in support of 240479.

Two small-sized bat droppings resembling those typically deposited by pipistrelle bats were observed on the chimney. The Ecologist assessed that the site is likely to have been used as a small day roost for non-breeding Pipistrelle bats. The PBRA does not include a desktop survey, and no reference is made to at least 2 other bat roosts recorded in Clare Avenue. External features that could provide potential roosting features for crevice-dwelling bats included some lifted tiles, lifted lead flashing, a gap at the junction of the two sections for the garage, and gaps behind the uPVC fascia along the garage. I am satisfied that the survey effort and methodology were adequate for the Ecologist to conclude that the property was of Moderate Suitability for roosting bats.

All bat species are protected under The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence without first having obtained the relevant licence for derogation from the regulations from Natural England to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate or to affect significantly the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

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



I am concerned that no existing or proposed plans show that chimney where evidence of the bat roost observed and that the chimney may therefore not proposed to be retained. The site plans fail to show boundaries and features included trees and boundary hedges the PRA does not assess roost potential of the Oak tree and proposals do not confirm that the tree will be retained and protected during construction and occupation.

The Ecologist advised that the PBRA report contained information regarding mobile species. If work will start more than 12 months after the date of the survey (6 February 2024) the findings should be updated to ensure that they remain valid. However, application 260458 has been validated without an update PBRA survey.

In consideration of the moderate bat roost potential and 24 months since the survey, I am happy to support the proposed changes if planning conditions can be imposed securing submission, approval and implementation of an updated survey and mitigation strategy. In line with the applicant's Ecologist's advice, no excavation, construction or trees works should proceed unless and until the Owner's roost assessment survey has been updated and any necessary mitigation measure have been put in place. I note the application does not include a variation of condition 1 and the development must begin before 29 April 2027.

Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations given in Section 6.2 of the submitted Preliminary Bat Roost Assessment (John Wenman Ecological Consultancy, Ref R2616_a, February 2024). No works shall commence until impact of the proposals and mitigation measures have been reviewed informed by an updated bat survey to establish if there have been any changes in the presence of bats and identify any likely new ecological impacts that might arise from any changes. The recommendations in Section 6.2 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence of bats, take account of proposals for tree works and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the mitigation measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Should the Ecologist conclude that a Bat Mitigation Class Licence for development works affecting bats is required, the applicant is to submit copy of the European Protected Specie Licence (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence) has been submitted prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Condition: No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development and secure the retention and protection of trees, shrubs and hedges growing within the site which are of biodiversity value. Relevant policies Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policy TB23

Informative: This permission does not convey or imply any approval or consent required for protected species under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). All species of Bats are a protected species. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	02/04/2026	Signed:	T Cuss
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