

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251704
Address:	Suncot, School Road, Barkham, Wokingham, RG41 4TR.		
Proposal:	Householder application for the proposed erection of front, side and rear extension, roof extension with dormer windows, double gable at rear, with the retention of one existing wall at the front of the property, and replacement of all the other existing walls with new structure.		
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 the Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R2926_BES_a) (Bat Emergence Survey (John Wenman Ecological Consultancy, Ref R2926_BES_a). I have also reviewed the plans and elevation submitted in support of the application.

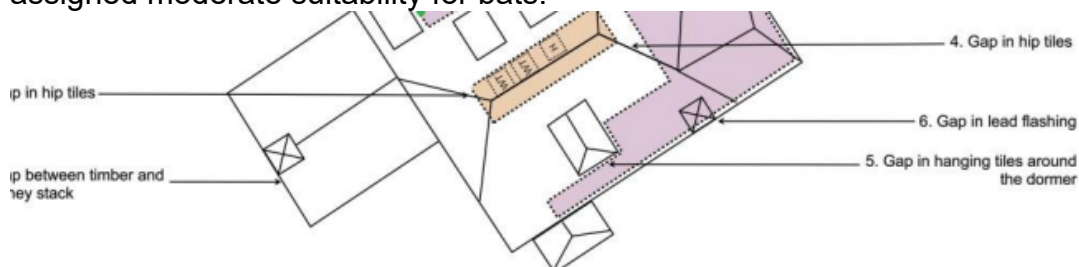
All bat species are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981, as amended. Under this legislation it is an offence to deliberately or recklessly to destroy or damage their roosts, or to disturb, kill or injure them without first having obtained the relevant licence for derogation from the regulations from Natural England in 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.

According to the Preliminary Roost Assessment (PRA) two small sized bat dropping were found on the blockwork wall on the northern elevation of the house. The property had several potential bat access points to the exterior, such as gaps behind hanging tiles on the dormer to the south of the building, visible gaps where lead flashing around the chimney had lifted from the roof, and gaps under lifted roof tiles and under the hip tiles around the property. The features identified have the potential

to provide sufficient space, shelter, protection and conditions for use by individual crevice-dwelling bats.

The droppings confirm the presence of crevice-dwelling bat species. The Ecologist stated evidence of crevice roosting species is typically hidden from view in areas such as gaps between tiles and internal linings/insulation. The property was assigned moderate suitability for bats.



all sized bat droppings

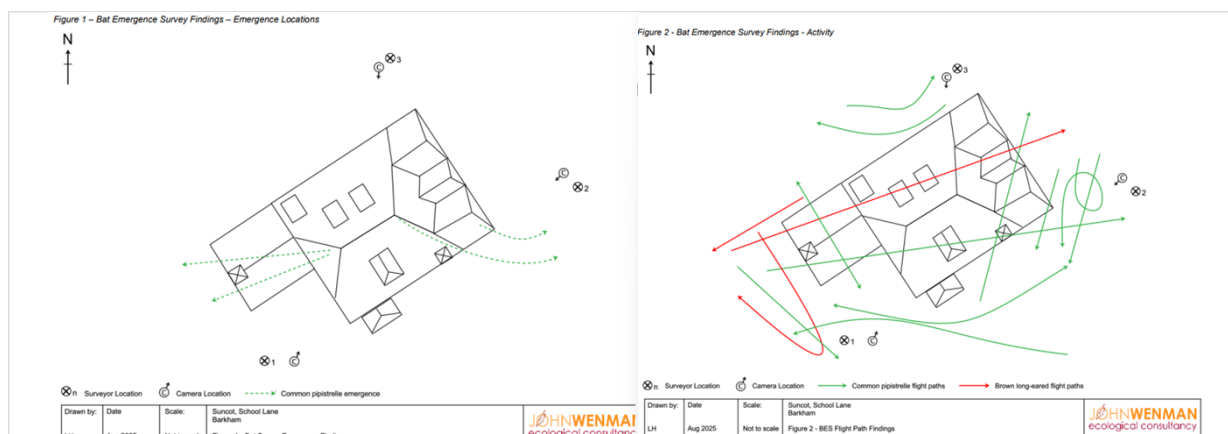
if void Eaves Space H Loft hatch WT Water tank Chimney n. External target note n. Internal target note

Date Scale: Suncote, School Lane

Emergence surveys were completed on 25 June and 31 July 2025. High levels of Common pipistrelle foraging activity were recorded with occasional passes by Soprano pipistrelle and Brown long-eared bats. During the survey of 31 July four Common pipistrelle were observed emerging from 3 access points on the rear elevation of the house. The emergences were from roof tiles at the front near the verge, hip tiles on the northwest side of the house, and gaps underneath the hip tiles.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that, the building acts as a day roost with 3 separate roosting locations using 4 different access points. The planning proposals would require removal of roof tiles that could result in a permanent damage to pipistrelle bats. Agree that a European Protected Species Mitigation Licence to allow the proposed work to proceed legally. I support the proposal that a Licensed Ecologist or "Registered Consultant" would provide a toolbox talk to all contractors. The PRA proposes a soft-strip that would be undertaken from mid-November to February. Hanging tiles and dormer siles will be carefully removed by hand under the supervision of the protect Licensed Ecologist. I welcome the proposal for further roosting opportunities to be created access gaps such as bat tiles on the western and front elevations in accordance with Local Plan policy the NPPF and CIEEM Bat Mitigation Guidelines. The Ecologist proposes any roof membrane uses will be bituminous 1F felt or bat-safe membrane with a certificate proving it has passed the NE snagging propensity test.

I request a planning condition requiring a copy of the EPSML or confirmation of registration under a Bat Mitigation Class Licence and implementation of the mitigation strategy set out in PRA section 7 or as approved by Natural England. Provided a copy of the EPSML is secured there are no ecological objections to the development propose.



Conditions & Reasons (if required)			
Condition: No works shall commence until a licence for development works affecting bats has been obtained from Natural England and a copy of the licence and approved mitigation strategy, (or an email from Natural England that the site has been registered under a Bat Mitigation Class Licence or Bat Earned Recognition Class Licence) have been submitted to the council. Thereafter mitigations measures detailed in the licence shall be maintained in accordance with the approved details. Reason To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.			
Date:	1401/26	Signed:	T Cuss