
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251800
Address:	372 Barkham Road, Barkham, Wokingham, RG41 4DL.		
Proposal:	Householder application for the proposed erection of two-storey side and front extension, garage conversion at first floor creating habitable accommodation and replacement of rear dormer with associated fenestration.		
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/NP/PEA-25/29.04, 12 May 2025) and Ecological Survey Report (Urban Tree Experts, Ref: SPH/ESR-25/10.07, 24 July 2025). I have also reviewed the plans and elevations 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.

There are three dormer windows on the front elevation. The sides of the dormers are covered in hanging tiles, some of which (especially on the corners) have slipped leaving gaps that could be exploited by bats. The sides and front covered in hanging tiles again have moved leaving gaps suitable for bats on the roof of the dormer window on the rear elevation. Dusk emergence surveys were conducted on 22 May, Monday 16 June and Thursday 10 July 2025. Three common pipistrelle bats were seen and recorded emerging from under different raised hanging tiles on the rear dormer in the survey on 22 May. One common pipistrelle bat emerged from under a raised hanging tile on the rear dormer during the second survey. During the last emergence survey, an individual common pipistrelle bat was seen and recorded

emerging from under the raised, left corner hanging tile and two common pipistrelle bats were seen and recorded emerging from under a raised hanging tile on the rear dormer.

In the absence of mitigation, changes to the rear dormer of the property will result in the destruction of a day roost for a low number of common pipistrelle bats. If a EPSL is obtained from before works commence and the works are undertaken in line with the mitigation and enhancement proposals in section 5, I agree continued roosting provision cannot be successfully maintained. Access to suitable roosting provision must be compensated and integral bat boxes providing suitable crevice like features at the soffit/eaves level with the roof must be provided. Bat access tiles at the ridge in the garage link would also provide suitable crevice like features. Only Non-Bitumen Coated Roofing Membrane (NBCRM) that has passed the snagging propensity test or a Type 1f bitumen felt must be used.

Bird, and bats and many species active at night are sensitive to light pollution. Artificial light can disturb these species and/or discourage them from using their breeding and resting places, established flyways or foraging areas. Obstruction of bat roosts and such disturbance of can constitute an offence under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981. By carefully, by relocating the existing floodlights, directing light downwards and using PIRs with short illumination sensor the impact of existing light pollution on roosting and foraging bats can be mitigated. It is essential that new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and **directed downward** or be located at a low level. In accordance with BS42020 D.3.5 I request a lighting design strategy for biodiversity is secured by condition.

Summary

There are no ecological objections provided conditions securing provision of an email from Natural England demonstrating a European protected species licence is granted and the site has been registered, and the works are carried out in accordance with the Method Statement for Planning.

Conditions & Reasons (if required)

No works affecting bat roosts shall commence until a licence for development works affecting bats has been obtained and an email from Natural England that the site has been registered under the Bat Mitigation Class Licence has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

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

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in the Method Statement for Planning in Section 5 of the submitted Ecological Survey Report (Urban Tree Experts, Ref: SPH/ESR-25/10.07, 24 July 2025) unless otherwise previously agreed in writing by the council.

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.

Prior to occupation, a lighting design strategy for biodiversity for designed in accordance with best practice including in accordance with Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23 shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Date:	04/08/2025	Signed:	T Cuss
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