

MEMORANDUM

From:	Tina Cuss Ecology		
Service	WBC Ecology Officer	App No:	260080
Address:	19 Twycross Road, Wokingham, RG40 5PE.		
Proposal:	Householder application for proposed erection of a loft conversion featuring a dormer with 5no.rooflights.		
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 Roost Assessment (Arbtech, 15 December 2025) and reviewed the plans and elevations submitted in support of the application.

Bats and birds and many species active at night are sensitive to light pollution. Increasing 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.

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.

I am satisfied that the survey effort and methodology are adequate for the Ecologist to conclude that the house has low bat roost potential due to the gap in the soffit on the single storey extension. Provided that no works will impact the soffits, non flood-or external lighting is installed and the mitigation and enhancement measures recommended on pages 5 and 6 of the PRA are implemented in full there are no ecological objections.

Appendix 1: PRA plan



Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in pages 5 and 6 of the submitted Preliminary Roost Assessment (Arbtech, 15/12/2025). Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement measures have been implemented 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.

Date:	10/03/26	Signed:	T Cuss
--------------	----------	----------------	--------