
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251151
Address:	19 Woodward Close, Winnersh, Wokingham, RG41 5NW.		
Proposal:	Householder application for a proposed loft conversion including a large rear dormer and a small front dormer to achieve head height over the staircase, alongside installation of solar panels on the roof, with 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 Roost Assessment (John Wenman Ecological Consultancy, Ref R3003_PRA_a, August 2025) and reviewed the revised revision 00 drawings.

In the UK all species of bats are protected under The Wildlife and Countryside Act (1981) as amended and The Habitats and Species Regulations 2017 (as amended). Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat without first having obtained the relevant licence for derogation from the regulations from Natural England.

The Preliminary Roost Assessment external inspection identified two areas of potential access for bats. Gaps below the soffit at the apex of the southern gable, and a missing section of plastic ridge guard at the southern end of the ridge. Approximately 350-400 small bat droppings, were observed at the southern gable end inside the roof void is consistent with the house supporting a regularly used summer day roost. The distribution of the bat droppings corresponded with the potential access point in under the soffit, along with the observation of one small bat dropping externally below the soffit gap, and confirms the presence of a roost. The quantity of bat droppings could be indicative of the presence of a small maternity colony but cannot be confirmed by the Ecologist at this stage. The northern gable

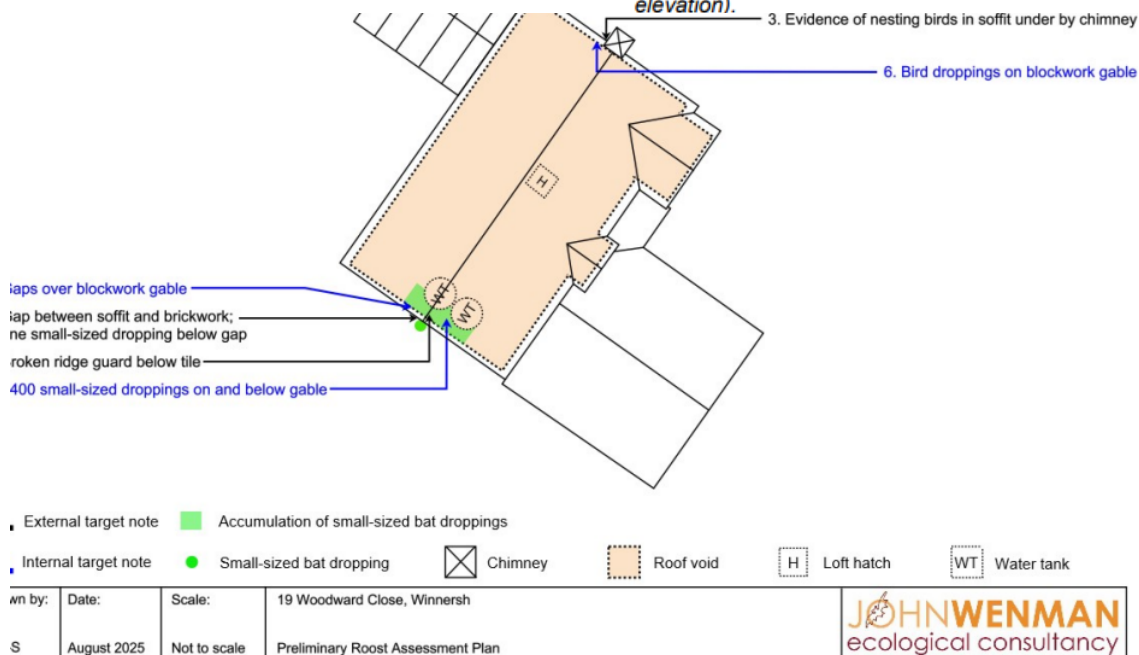
also had gaps over the blockwork along the sides with bird droppings and evidence of nesting material visible on the internal wall. The potential roost features at the southern and northern gable apices are suitable for use by small crevice-dwelling bats, such as the locally recorded Common pipistrelle and Soprano pipistrelle. The Ecologist concludes that the gable end walls have potential to support regular use by individuals or small groups of non-breeding bats. I agree with assigning the house as having moderate potential suitability for roosting bats.



Photograph 7. Gap under soffit near apex of the gable (southern elevation).



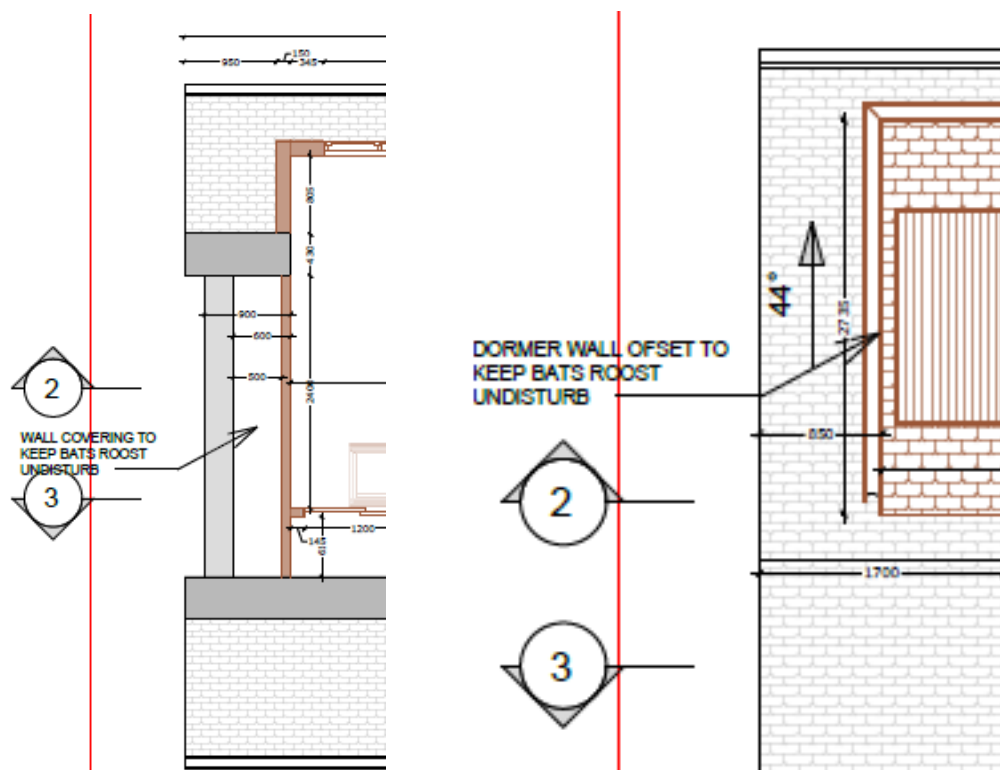
Photograph 8. Lifted lead flashing around chimney and evidence of nesting birds at the soffit (northern elevation).



I have some reservations that less than 85cm existing roof structure can be undisturbed and as the roof and soffit over the wall, that the roost in the cavity is less than 85cm from the proposed internal wall. I am concerned that more roof tiles could be disturbed in construct the dormer structure. I am however satisfied that if the development is carried out in full accordance with proposals for the Precautionary Method of Working in section 7 of the PRA, including details of timing, constraints to the use of scaffolding, directly supervised strip by hand and internal wall construction, that the levels of disturbance are unlikely to cause any abandonment, or permanent loss or damage of a bat roost. The proposal secures that before commencement of construction at roof level, a licensed ecologist will provide a will carry out an updated inspection of the roof void to confirm that the assessment of the bat roost status in this report remains accurate and to confirm the continued absence

of roosting bats within the void. In the unlikely event that a bat roost is found during the soft strip, by either uncovering bat droppings or encountering a bat, the work must stop immediately and must not continue until further written advice has been received from the supervising ecologist. A European Protected Species mitigation licence may be required to permit the works to recommence lawfully.

Provided at the Precautionary Method of Working and a closing out report are secured, there are no ecological objections to the proposed development.



Conditions & Reasons (if required)

Condition: Works are to be carried out in full accordance with the given in Section 7 Precautionary Method of Working of the submitted Preliminary Roost Assessment (John Wenman Ecological Consultancy, Ref R3003_PRA_a, August 2025) and the 1 Stop Design drawings dated 28 October 2025. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation and enhancement 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 external 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 Section 15 and paragraph 198, Local Plan Core Strategy policies CP3, CP7 and Managing Development Delivery policy TB23.

Date:	05/11/25	Signed:	T Cuss
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