
MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251957
Address:	Apple Tree Cottage, MereOak Lane, Grazeley, Wokingham, RG7 1JY.		
Proposal:	Householder application for the erection of a part single-storey, part first-floor rear extension.		
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 R3064_PRA_a, November 2025) and reviewed the plans and elevations 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. 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 PRA inspections the house had occasional features within the roof that could support crevice dwelling bat species comprising occasional gaps beneath tiles of low bat roost potential but there are currently no potential features that could provide suitable crevices for any opportunistic use by roosting bats in the small area of the extension that will link at eaves level. . Three small-sized bat droppings were found on the roof of the log store against the western elevation of the house. According to the Ecologist, this is most likely to have been deposited by passing bats, possibly foraging or commuting over the property. However, the possibility of bats roosting in the low potential features cannot be discounted. The Ecologist states that the proposed works will not affect features of bat roost potential. They

conclude it highly unlikely to result in the damage and/or destruction of a bat roost or cause disturbance, injury and/or death of bats. I agree no further survey to determine the presence or likely absence of roosting bats (i.e. emergence survey) is deemed necessary. I note the Ecologist states that the PRA contains information regarding a mobile species so it will only be valid for 12 months. Provided that an informative is included in the decision notice and the development is implemented as proposed, there are no ecological objections to the development as proposed.

Conditions & Reasons (if required)

Despite ecological surveys being undertaken which suggest that protected species are not using the application site, bats are mobile creatures, and it is possible that protected species may be encountered once works commence. I recommend the following informative should be appended to any such consent:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Date:	12/03/26	Signed:	T Cuss
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