

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	243184
Address:	33 Duffield Road, Woodley, Wokingham, RG5 4RL.		
Proposal:	Householder application for the proposed first floor front infill extension along with single storey rear extension and changes to fenestration, plus works to the roof to include roof lights following the demolition of the existing conservatory.		
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 (Plan Ecology, December 2024) and reviewed the plans and elevations submitted in support of the application.

I am satisfied that the survey effort is adequate for the PRA to conclude that the house was assessed as having negligible bat roosting potential in the areas which will be affected by the proposed works. The cladding on the dormer windows has some gaps which according to section 4 were inspected from a ladder using an endoscope and torch and none were considered as suitable potential roost features. I note a typographical error in the summary which contradicts sections 4 and section 6 and incorrectly suggests evidence of bats was found in the gaps to the cladding.

The development should be implemented as the proposed in section 6 of the Preliminary Roost Assessment. I also request the informative I17 is included in the decision notice.

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:	27/02/25	Signed:	T Cuss
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