

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                 |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Tina Cuss<br>Ecology Officer                                                                                                                                                                                                                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Ecology                                                                                                                                                                                                                                                                                                                                                                     | <b>App No:</b> | 251517 |
| <b>Address:</b>             | 99 Hyde End Lane, Spencers Wood, Wokingham, RG7 1ES.                                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Application to vary condition 2 of planning consent 242797 for the proposed erection of a single storey front extension, single storey rear extension and two rear dormers and one roof light to facilitate loft conversion, plus the partial conversion of the existing garage. Variation is to allow raising the front eaves and ridge height of the existing side extension. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                               |                |        |
| <b>Site Visit Made:</b>     | 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

## Conditions & Reasons (if required)

No works affecting bat roosts shall commence until a protected species licence for development works affecting bats has been obtained from the Natural England, and a copy of the licence and the approved Mitigation Strategy, and an email from Natural England demonstrating that site has been registered have been submitted to and approved in writing by the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details.

**Reason:** To ensure that bats, a protected, are not adversely affected by the development. Relevant Policy: NPPF Section 15 and Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

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| <b>Date:</b> | 02/07/2025 | <b>Signed:</b> | T Cuss |
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