

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250232
Address:	Arborfield Court, The Lodge, Swallowfield Road, Arborfield, Wokingham, RG2 9JS.		
Proposal:	Application to remove conditions 4, 6 and 7 of planning consent 232853 for the proposed erection of a single storey rear extension. Raising of the roof to create habitable accommodation, to include 4 no. dormers plus changes to fenestration following demolition of existing chimney and garage. Condition 4 refers to parking, condition 6 to external lighting and condition 7 to landscaping, and the application is to remove the requirement to provide details relating to parking and landscaping and to allow the inclusion of external lighting.		
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 ☐ Negotiate the amendments stated below ; or ☐ Objection due to the reason(s) stated below	
Comments On Proposal	
The revised External Lighting Report V4 provided on 29 October 2025 is acceptable and I recommend condition 6 can also be discharge. The property supports roosting bats and the lighting scheme must be implemented and maintained in full accordance with External Lighting Report V4 to avoid illegal disturbance and maintain wildlife including bats.	
Conditions & Reasons (if required)	
Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). All contractors working on site should be made aware and provided with the contact details of a relevant ecological consultant.	
Date:	31/10/25
Signed:	T Cuss