

2835 C002P1

Informal assessment of bat potential

5 Ashley Road,

Reading, RG1 6HT

04/07/2022

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Bat survey request response

Introduction

Site Address: 5 Ashley Road, Reading, RG1 6HT

Applicant: Mr Paul Grabinar

The purpose of this document is to assess the need for a potential bat survey, and it is submitted with the planning application.

The intention is that the roof is replaced in order to create a loft conversion/extension, thus requiring removal of the existing roof coverings and structure.

The following evidence has been gathered in support of not requiring a bat survey to be undertaken.

The house is detached and built in the 1960's. There are no visible holes in the roof nor any missing roof tiles; the house has been well maintained and is in a good state of repair.

The house is currently inhabited by the applicant. The applicant has never seen or had any experience of bats visiting or living in residence. There is no evidence of any bat droppings within the vicinity of the property, or within the loft itself.

Mitigation:

There is a potential to install bird boxes within the garden that could promote wildlife-friendly environment with a bug hotel and wildflowers for suitable bee activity. The client would be happy to provide bat boxes within the new proposal to increase suitable opportunities and offer an enhancement to their possible habitat.

Summary:

The intention is that the roof is replaced in order to create a loft conversion/extension, thus requiring removal of the existing roof coverings and structure.

From the assessment above it seems that there is no evidence of bats or any recent bat activity within the property. From the information shown above, we believe there is no reason for a bat survey to be conducted on site. However, we would be happy to provide bat boxes as part of the new roof proposals.

Photographs from the site



Photograph 1 – South-West Elevation



Photograph 2 – East Elevation



Photograph 3 – South East Elevation



Photograph 4 – South Elevation



Photograph 5 – East Elevation



Photograph 6 – Loft view



Photograph 7 – Loft view



Photograph 8 – Loft view