

Highview
All Hallows Road
READING
RG4 5LP

24th September 2021

Reading Borough Council
Planning Department

Dear Sirs

Planning Application No. 211251

Site Address : As above

Applicant : Mr S Dellow

BAT SURVEY REQUEST

Further to your recent request for a BAT SURVEY, I have been unable to source a suitably qualified Ecologist within the time frames requested and have therefore submitted my own evidence as below.

The house is detached and built circa 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.

I own the house and have been living there for the last 7 years. The previous owner completed a small rear extension circa 9 years ago. Neither the previous owner, nor myself have ever 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.

Photograph 1 – West Elevation



Photograph 2 – West Elevation



Photograph 3 – West Elevation



Photograph 4 – West and North Elevation



Photograph 5 – South Elevation



Photograph 6 – East Elevation with extension



Photograph 7 – East Elevation



Photograph 8 – East Elevation



Photograph 9 – Roof facing South



Photograph 10 – Roof – facing south-east



Photograph 11 – Eaves facing south



Photograph 12 – Eaves facing south-east



Photograph 13 – Eaves facing north



Photograph 14 – Eaves within extension facing east



Mitigation:

We have a number of bird boxes within the garden and have promoted a wildlife friendly environment with a bug hotel and wildflowers for suitable bee activity. We are therefore more than happy to provide bat boxes within the new roof proposals to increase suitable opportunities and offer an enhancement to their possible habitats.

Summary:

In my opinion there is no evidence of bats or any recent bat activity within the property.

We would be happy to provide bat boxes as part of the new roof proposals.

Regards

Stephen Dellow BEng, CEng, FICE, FCIWEM, FCIHT, MIOD

Cc Henk Wieringa, Hives Architects