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The Oast House
Stapeley Manor Farm
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Planning services
Reading Borough Council

7 August 2019

Our ref: 4716

Property Address: 10 Whitley Rise, Reading, RG2 0NS

Bat Assessment

Dear Sir/Madam,

An inspection of the property has been carried out and I can confirm that there is no evidence of bats in the roof to be disturbed by the proposed development.

This conclusion is reached following an inspection of the internal and external areas of the building for signs of residency by bat species or the presence of possible roost locations. This consisted of a search for actual roosting bats and their signs. These would include bat droppings, scratch marks and staining at potential roosts and exit holes. Similarly, the presence of spider webs at a potential roost can often indicate their absence.

The building is in a good state of repair with close fitting roof tiles and well sealed ridge tiles, chimney flashings, eaves and bargeboards. No bats, bat droppings or other signs of bats were found inside or around the outside of the building.

In the area where the proposed extension is to be constructed the eaves are close fitting between the wall plate and the wall and roof.

Yours faithfully,

Luis Floyd

