

Memo

To: Sian Hickey

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 15 January 2025

Re: Planning application ref: PL/24/1705

Address: LAMORNA, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EB

Description: Part ground, part first floor extensions and alterations with new detached garage

The application site comprises a detached dwelling with attached single storey garage located in a residential area of Caversham, Reading. It is proposed to replace the garage with a two storey side extension. It is also proposed to construct a double garage with attached workshop, in the garden closer to the entrance to the road.

The Bat Survey report (NKM Associates, August 2024) includes details of a daytime bat survey and one emergence survey undertaken in July 2024. The report concludes that both the garage and dwelling are unlikely to host roosting bats.

As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

However, in line with paragraph 186 of the NPPF, which states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”, it would be appropriate to include set a condition to ensure that enhancements for wildlife are provided within the new development. Example wording is given below.

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks integrated into the new building/extension, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 186 of the NPPF.