

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 15 September 2025

Re: Planning application ref: PL/25/1028

Address: 1 WELLINGTON AVENUE, READING, RG2 7BP

Description: Part two storey and part single storey side and rear extensions.

The application site comprises a detached dwelling in a residential area close to Reading University grounds. The proposals include large one/two storey side and rear extensions. The site is located on a Green Link as per local plan policy EN12.

The updated bat survey report (Roavr Group, ref: 25_PRA_07_109, August 2025) concludes that the building is 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 accordance with paragraph 193 of the NPPF (2024), 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” and Local Policy EN12 that states that development should “provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes), it is recommended that a condition should be set to ensure that enhancements for wildlife are provided as part of the new development. Example wording is given below.

Condition: Prior to commencement of the development, details of biodiversity enhancements, to include two swift boxes, bricks or tiles built into the walls of the new extension shall be submitted and approved in writing by the council. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council prior to occupation

Reason: Swifts although common in Reading and other areas are declining and a bird of conservation concern due in part to a lack of nesting sites which are usually in buildings. This condition will result in biodiversity improvements in and around the development in accordance with Paragraph 187 and 193 of the NPPF and EN12 of the Reading Local Plan