

Memo

To: Huimin Chen

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 6 October 2025

Re: Planning application ref: PL/25/0784

Address: 45 FOXHAYS ROAD, READING, RG2 8ND

Description: Two storey side and rear single storey front and rear extensions following the demolition of a single storey side extension.

The application site is an end of terrace house with adjoining single storey structure in Whitley, south Reading. The plans include two storey side and rear extensions following removal of the single storey extension.

Considering the location of the house, and the relatively good condition of the roof and the house (as per google Streetview), it is considered unlikely that roosting bats will be affected by the proposals.

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” a condition should be set to ensure that enhancements for wildlife are provided within the new development. Wording is given below.

CONDITION: Prior to commencement of the development, details of biodiversity enhancements, to include one bird and one bat box, bricks or tiles built into the walls of the new extension shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a short letter report (including photos of the bricks/boxes/tiles in situ), stating that the bat and bird roosting facilities have been installed as per the approved plan is to be submitted to the Council prior to the occupation of the dwelling.

REASON: To incorporate biodiversity improvements in and around developments in accordance with paragraph 193 and 197 of the NPPF and policy EN12 of the Reading Local Plan (2019)