

# Memo

**To:** Mishga Marshall

**From:** Cathy Holwill (RBC Ecology Consultations)

**CC:**

**Date:** 12 August 2025

**Re:** Application ref: PL/25/0920

Address: 22 CHAZEY ROAD, CAVERSHAM, READING, RG4 7DS

Description: Householder application for a loft conversion, including a two storey rear extension, new dormer windows and garage conversion

---

The application site comprises a detached bungalow with garage where it is proposed to increase the living space by converting the garage and loft and adding a large two storey extension to the rear of the property.

The site is located in a residential area of Caversham, close to open space and trees (Mapledurham playing fields) to the north and an area of woodland 50metres to the east, both of which provide good habitat for foraging and commuting bats. The site also lies adjacent to a Green Link as per policy EN12(Biodiversity) of the Reading Local Plan.

The bats survey report (John Wenman Ecological Consultancy, July 2025, ref: R2968\_PRA\_a) has been undertaken to the appropriate standard and includes results from a full bat roost assessment of the bungalow and garage and a single emergence survey undertaken in June 2025. A large number of bat dropping were found at the front gable end of the property. However, the report concludes that the building is not currently in use by roosting bats and as such, the risk of bats being adversely affected by the proposals is minimal.

The report indicates that bats were previously using the front gable end and that the original access point that may have blocked by building works in the past. The report recommends the reinstatement of access to the historic roost site as part of the proposed reroofing works which could form part of biodiversity/ecological enhancement measures. These measures are outlined in the report and are considered appropriate in this situation to ensure a net gain for biodiversity. These could be secured by condition (example wording provided below) and would be in line with Policy En12 of the Reading Local Plan which states:

*“On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.*

*Development should: •Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and •Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

And paragraphs 187 and 192(b) of the NPPF (2024) which state:

187. “Planning policies and decisions should contribute to and enhance the natural and local environment by:

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;”

192.” To protect and enhance biodiversity and geodiversity, plans should: [...]

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”

Consequently should planning permission be granted, a condition should be specified to ensure that the bat access features identified in the report are put in place as part of the development. Wording for this condition is given below.

Condition: Prior to commencement of re-roofing works, details of bat access features given in section 6.3 Impact Assessment and Recommendations of the submitted bat survey report [John Wenman Ecological Consultancy, ref: R2968\_PRA\_a, Date of Issue: July 2025] shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved and prior to completion of works, a brief letter report confirming that the bat access features 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.

Reason: To incorporate biodiversity improvements in and around developments in accordance with Policy EN12 of the Reading Local Plan and the NPPF (2024).