

Preliminary Roost Assessment



66 Mayfair, Reading RG30 4RD

December 2025

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Georgina Davey BSc (Hons) MSc MCIEEM
14 Gerring Road
Arborfield
Berkshire
RG2 9NZ

Ms Judd
66 Mayfair
Tilehurst
Reading
Berkshire
RG30 4RD

Dear Ms Judd,

An external and internal Preliminary Roost Assessment (PRA) for bats was conducted on the property 66 Mayfair, Tilehurst, Reading, Berkshire on 13th December 2025. This assessment identified no suitable potential roost features (PRFs) for bats and the property is considered to be of **Negligible suitability** for roosting bats. Therefore, no further assessment or mitigation is required. The full PRA report is detailed below.

INTRODUCTION

A Preliminary Roost Assessment of the property at 66 Mayfair, Tilehurst, Reading RG30 4RD (hereafter referred to as “the site”) was requested by Ms Judd in December 2025.

This report has been prepared by Georgina Davey BSc (Hons) MSc and full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), a senior ecologist with ten year’s experience of bat surveys within the ecology industry. The aim of the assessment was to determine the suitability of the property for roosting bats and identify if there are likely to be any potential impacts to bats from the proposed development.

All UK bat species are European protected species, and potential material considerations in the planning process under Section 15 of the National Planning and Policy Framework (NPPF). Bats are also cited within Policy EN12 of the Reading Borough Local Plan (Reading Borough Council, 2019) and are required for consideration within Reading Borough Council’s (RBC) *Validation Requirements for Planning Applications* (Reading Borough Council, 2021). The following assessment is informed by the Bat Conservation Trust’s publication *Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition* (Collins, 2023).

SITE CONTEXT

The site is located at 66 Mayfair, Tilehurst, Reading, Berkshire, Ordnance Survey grid reference: SU 66690 73231 (Figure 1). The site consists of an end terrace residential property located within an urban residential landscape. Woodland and mixed open habitats of Churchend Copse and Calcot Park Golf Course are located 480m south of the site.

The proposed development is for a two storey side extension and single storey rear extension. A planning application has been made to Reading Borough Council (application number PL/25/1779), with the proposed works anticipated for summer 2026. No previous ecological information has been provided for the site, however plans for the proposed extension have been reviewed as part of this

assessment.

This PRA is required to inform the planning application for alterations of the building, following guidance from RBC's *Validation Requirements for Planning Applications* (2021) which states: *"Proposals, including residential extensions, that involve the demolition of buildings or alterations to roofs or lofts will generally need to be accompanied by a bat survey"*.

METHODOLOGY

Desk Study

A search for statutory designated sites and granted European Protected Species Licences (EPSLs) within 2km was made using the Multi Agency Geographic Information for the Countryside (MAGIC) website (<https://magic.defra.gov.uk>). MAGIC was also used to search for Ancient Woodlands and Priority Habitats (as listed under Section 41 of the Natural Environment & Rural Communities (NERC) Act 2006) within 1km of the site.

A search for non-statutory designated sites within 1km was conducted using data from Thames Valley Environmental Records Centre (TVERC, 2025).

This search radius is considered proportionate to the scale of the proposed plans for a residential extension and homeowner application (CIEEM, 2020). The desk study was conducted on 13th December 2025.

Internal and External Building Surveys

An external PRA and internal inspection of 66 Mayfair was conducted by Senior Ecologist Georgina Davey BSc (Hons) MSc MCIEEM (Natural England bat licence number: 2025-84695-CL17-BAT) on 13th December 2025.

All survey features on site were categorised using roost suitability classes in line with best practice guidelines (Collins, 2023). The exterior and interior loft space of the building were assessed with the aid of binoculars and a high-powered torch for potential roost features (PRFs) and evidence of bat occupation. Features such as small gaps in the brickwork, roof tiles, window frames/door frames, and lead flashing, which have potential as access and or roosting points, were recorded where present. Evidence indicating bat use of potential access points was searched for, such as bat droppings, feeding remains or urine staining under gaps.

The interior loft space was also inspected for evidence of bat activity and for the potential to be used by bats. Evidence of a bat roost would be indicated by the presence of a dead or live bat(s), concentrated piles or scattered droppings, food remains such as insect wing fragments as well as scratch marks and/or staining.

The property was fully accessible and it is considered that there are no limitations to the survey effort.

Nesting Birds

During the PRA, the surveyor searched for any evidence of nesting birds on or within the property.

RESULTS

Desk Study

Five statutory designated sites are located within 2km of the site and one non-statutory designated site is located within 1km of the site. None of these sites list bats as a qualifying feature for their designation. These are listed in Table 1.

Table 1 – Statutory and non-statutory designated sites and ancient woodlands within 1km.

Site name	Designation	Distance from site
Statutory designated sites		
Pincen's Kiln	Site of Special Scientific Interest (SSSI), designated for geological features.	2000m south-west
Blundells Copse	Local Nature Reserve (LNR)	470m south-west
Lousehill Copse	LNR	1200m west
Round Copse	LNR	1340m north-west
McIlroy Park	LNR	1460m north-west
Non-statutory designated sites		
Blundells Copse	Local Wildlife Site (LWS)	470m south-west

Table 2 below shows details of eight granted European Protected Species Applications for bats that are located within 2km of the site, as extracted from Magic Maps. (<https://magic.defra.gov.uk>). These all pertain to licences granted to permit destruction of a resting place for the named species.

Table 2 – European Protected Species licences granted for bat species within 2km.

Licence reference	Species affected	Start Date	End Date	Distance from site
EPSM2011-3499	Common pipistrelle <i>Pipistrellus pipistrellus</i> ; Soprano pipistrelle <i>Pipistrellus pygmaeus</i> ; Brown long-eared bat <i>Plecotus auritus</i>	14/10/2011	01/09/2013	650m east
EPSM2010-2341	Common pipistrelle; Brown long-eared bat	04/10/2010	31/08/2021	650m east
EPSM2011-3384	Common pipistrelle	07/09/2011	01/09/2013	1150m east
2020-50627-EPS-MIT	Common pipistrelle	01/03/2021	28/02/2026	1170m west
2019-41955-EPS-MIT	Common pipistrelle	02/09/2019	27/08/2024	1170m west
2015-18545-EPS-MIT	Common pipistrelle; Soprano pipistrelle; Brown long-eared bat	21/01/2026	31/01/2021	1990m north
2015-18545-EPS-MIT-1	Common pipistrelle; Soprano pipistrelle; Brown long-eared bat	15/04/2016	31/01/2021	1990m north
2015-18545-EPS-MIT-2	Common pipistrelle; Soprano pipistrelle; Brown long-eared bat	06/09/2016	31/01/2021	1990m north

Three areas of Ancient & Semi-natural Woodland are present within 1km of the site; Church End Copse (located 450m south), Curtiss Wood (located 660m south) and Garstons / Kiln Copses (located 930m south-west).

Fifteen parcels of Priority Habitat deciduous woodland are located within 1km of the site, of these three lie within 500m with the closest along Halls Road (located 230m south of the site). The site is therefore considered to be within 1km of suitable foraging and commuting habitat for bats (Collins, 2023).

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External inspection

The building is an occupied two-storey end of terrace residential brick property with an attached single-storey uPVC and wood lean-to. The roof is hipped with interlocking concrete tiles on a bitumen membrane, featuring a brick chimney. The roof was in good repair. Soffits and fascias are plastic and are in good repair, appearing to have been recently replaced. Windows and doors are uPVC. The external of the property is well sealed and maintained.

No habitat features for foraging or commuting bats are present within the site.

Internal inspection

The loft space was accessed via an internal hatch. This space is not boarded and has a layer of blanket roof insulation. The internal roof lining was in good repair. The roof is constructed with a central ridge beam and wooden trusses, with a brick division between the adjoining terraced property. The internal inspection provided evidence that there are no gaps into the internal loft space, and no evidence of bats (i.e. droppings) were recorded during the inspection.

No bats or evidence of roosting bats was identified during the survey. No PRFs for bats were noted on the exterior of the property or from the internal inspection of the roof void, therefore the property is assessed as having **Negligible** suitability to support roosting bats. The property is not considered to provide suitable conditions to support hibernating bats, due to a lack of cool and stable temperatures as a consequence of occupation and central heating.

No evidence of nesting birds was recorded during the PRA.

DISCUSSION

Legislation

All UK species of bats are listed on the Conservation of Habitats and Species Regulations 2017 (as amended) making it illegal to deliberately disturb any such animal or damage / destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally destroy, damage or obstruct access to any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection. Some bat species are listed as Species of Principal Importance for conservation under Section 41 of the NERC Act (2006).

All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981, under which it is an offence to intentionally damage or destroy the nest of any wild bird while it is in use. Some bird species (listed on Schedule 1 of the Wildlife and Countryside Act, 1981) are additionally protected from disturbance while nesting.

Recommendations

As a small-scale residential development to an existing property within an already urbanised area, the proposed extension plans are not considered to impact upon the statutory designated sites located within 2km or non-statutory designated sites within 1km of the site.

No habitat features are present within the site which would offer connectivity to any Priority Habitat woodlands identified within 1km. The site is considered to provide no suitability for foraging or commuting bats.

The property is in good overall condition and repair. An internal and external assessment of the building identified no PRFs for bats. The building is therefore considered to have **Negligible suitability** to support roosting bats and no further assessment or mitigation is required.

No evidence of nesting birds was observed on or within the property and it is considered that nesting birds do not pose a constraint to the proposed works.

In the unlikely event that bats or evidence of roosting bats (e.g. droppings) are discovered prior to or during the proposed works, then works must cease immediately to avoid an offence being committed, and a licensed bat ecologist must be consulted to determine an appropriate course of action.

This report is considered valid for a period of 12 months from the date of the survey (until 13th December 2026), after which the validity of this assessment should be reviewed to determine whether further updates are necessary (CIEEM, 2019).

Yours sincerely,
Georgina Davey BSc (Hons) MSc MCIEEM

A handwritten signature in black ink, appearing to read 'Georgina Davey', with a long horizontal stroke extending to the right.

14th December 2025

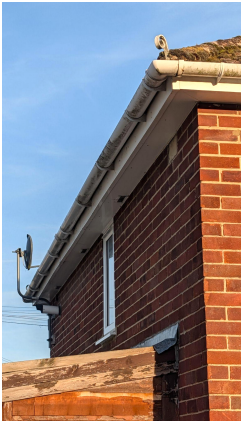
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- Thames Valley Environmental Records Centre (2025) Local Wildlife Sites Living List and Locations. Available online at: <https://www.tverc.org/data-hub/local-wildlife-sites-lws-living-list-and-locations>

Figure 1: Site Location Plan



Appendix A: Survey Photographs

Photograph	Description
	Front elevation.
	Rear elevation.
	North side elevation. Soffits and fascias appear recently replaced.
	Internal loft space.