

Highview
All Hallows Road
READING
RG4 5LP
18th December 2025

Reading Borough Council

Planning Department

Dear Sirs

Planning Application No. PP-14532860

Site Address: As above

Applicant: Mr S Dellow, CEng, FICE

BAT SURVEY REQUEST

Further to your request for a BAT SURVEY to accompany the above referenced Planning Application, I have been unable to source a suitably qualified Ecologist within the time frames requested and have therefore submitted my own survey evidence as a Chartered Engineer, as below.

I have attached the previously approved Bat Survey dated 24th September 2021, Application No. 211251.

The house is detached and built circa 1960's. There are no visible holes in the roof nor any missing roof tiles; the house has been well maintained and is in a good state of repair.

I own the house and have been living there for the last 12 years. The previous owner completed a small rear extension circa 14 years ago. Neither the previous owner, nor myself have ever seen or had any experience of bats visiting or living in residence. There is no evidence of any bat droppings within the vicinity of the property.

Photograph 1 – West Elevation, Front



Photograph 2 – (Noth) West Elevation



Photograph 3 – West Elevation (detail)



Photographs 4 and 5 – South Elevation



Photograph 6 – East Elevation



Photograph 7 – (North) East Elevation



Photographs 8 and 9 – (South) East Elevation



Photograph 10 – Internal Roof facing South



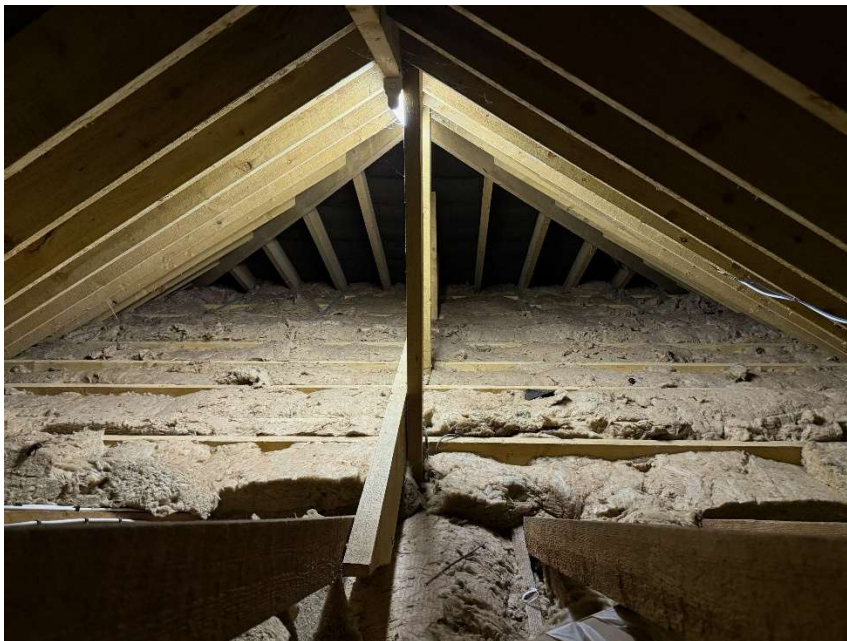
Photograph 11 – Roof – facing south-east



Photograph 12 – Eaves facing north



Photograph 13 – Eaves facing east



Mitigation:

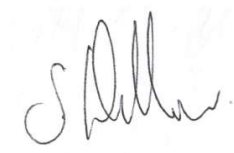
We have a number of bird boxes within the garden and have promoted a wildlife friendly environment with a bug hotel and wildflowers for suitable bee activity. We are therefore more than happy to provide bat boxes within the new roof proposals to increase suitable opportunities and offer an enhancement to their possible future habitats.

Summary:

I confirm that there is no evidence of bats or any recent bat activity within or near the property.

We would be happy to provide bat boxes as part of the new roof proposals.

Regards

A handwritten signature in black ink, appearing to read 'S Dellow', is positioned above a faint, light blue circular stamp. The signature is fluid and cursive.

Stephen Dellow BEng, CEng, FICE, FCIWEM, FCIHT, MIOB

Enc Bat Survey, dated 24th September 2021, Planning Application No. 211252

Cc Hayden Cooper, HAC Architects