

Memo

To: Catrin Davies

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 13 February 2026

Re: Planning application ref: PL/26/0153

Address: 89 WESTWOOD ROAD, TILEHURST, READING, RG31 5PY

Description: Single storey rear extension with flat roof, parapet wall and feature roof lantern. First floor rear extension infill and replacement roof with habitable accommodation at second floor level..

The application site comprises a detached dwelling and garden located in a residential area of Tilehurst, Reading. The proposals include a single storey rear extension and a replacement roof providing additional accommodation at second floor level.

The bat survey report (Amethyst Ecology, January 2026) has been undertaken to the appropriate standard and includes results from a Preliminary Roost Assessment (PRA) and a single emergence survey. The PRA concludes that the house has numerous features suitable for roosting bats however, no bats were seen to emerge from the building during the emergence survey.

However, due to the presence of features deemed suitable for use by roosting bats, the report recommends that works are undertaken following the precautionary working method statement provided in section 5.7 of the report (with the locations of the PRF shown in Appendix B)

A planning condition (wording given below) should be set to ensure that the development is undertaken in accordance with these recommendations.

Condition: The development is to be carried out in accordance with the details given in section 5.7 of the bat survey report (Amethyst Ecology, January 2026 reference 0247) unless otherwise agreed in writing by the council.

Reason: To ensure that bats, a group of protected species, are not adversely affected by the proposals.