

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 22 April 2026

Re: Planning application ref: PL/26/0251

Address: 3 DOWNSHIRE SQUARE, READING, RG1 6NJ

Description: Demolition of existing conservatory and rear chimney stack. Single storey rear extension and loft conversion with rear dormer and side roof lights. Proposed outbuilding to rear.

The application site is a detached dwelling located in a residential area west of Reading town centre/entre of Reading Town centre. The site lies adjacent to a Green Link as per policy EN12. The proposals include a loft conversion, single storey rear extension and removal of a rear chimney stack. A large outbuilding will be erected at the end of the rear garden and the existing smaller outbuilding removed.

The bat survey report (Arbtech, March 2026) concludes that both the dwelling and the outbuilding are unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

The works to appear to involve the pruning of numerous trees on site, therefore it would be appropriate to include an informative on the decision notice regarding nesting birds:

All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The scrub on the site is likely to be used by nesting birds and any clearance should take place outside the bird nesting season (March - August inclusive) or areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest. If there is any doubt whether or not birds are nesting in the vegetation expert ecological advice should be sought and or clearance work should not be undertaken until after the end of the nesting season