

Memo

To: Catrin Davies

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 29 July 2026

Re: Planning application ref: PL/26/0728

Address: 25 SCHOOL ROAD, TILEHURST, READING, RG31 5AR

Description: Construction of single storey extension and box dormer to rear roof slope. New access door to front façade. Redevelopment and internal reconfiguration to facilitate change of use to one-bed studio flat (Class C3) and three bedroom flat (Class C3).

The application site comprises a two storey mid terrace building currently used for retail, with residential accommodation above. The site is located in a relatively built up area of Tilehurst, nonetheless the site lies on a Green Link as per Local Plan policy EN12. The proposals include a loft conversion and the addition of a single storey rear extension to increase living accommodation capacity.

The bat survey report (Arbtech, July 2026) has been undertaken to the appropriate standard and concludes that the building is 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 bat report includes recommendations for a bat box and given the site lies on a Green Link, a condition should be set to ensure that the recommended enhancements are installed as per the report – suggested wording as below

Condition: Prior to the first use of the development, the enhancement mechanisms detailed in sections 3.3 and 4.3 of the submitted Preliminary Roost Assessment (Arbtech, dated 2/7/2026) shall be provided on site and retained as such thereafter. A brief letter report confirming that the enhancements have been installed, including a simple plan showing their location and photographs of the enhancements in situ, is to be submitted to and approved in writing by the Council.

Reason: To provide biodiversity enhancements on site in accordance with the NPPF and local plan policy EN12