

# Memo

**To:** Huimin Chen

**From:** Cathy Holwill (RBC Ecology Consultations)

**CC:**

**Date:** 29 July 2026

**Re:** Planning application ref: PL/26/0912

Address: 7 WELLINGTON AVENUE, READING, RG2 7BP

Description: Proposed Construction of a side flat roof dormer

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The application site is a chalet bungalow located in a residential area of Reading close to Reading University and Leighton Park school grounds. The proposals include a flat roofed dormer and it would appear from the plans that the chimney will also be removed.

The bat survey report (Urban Tree Experts, July 2026, ref: SPH/PEA-26/16.07) concludes that the building is unlikely to host roosting bats.

The LPA should note however that the bat survey was carried out after development works had started with the first floor ceilings removed and the site cleared for the development. As such, the survey was not carried out on the building and site in the original pre development condition and this should be noted with any decision. Nonetheless, the submitted report concludes that the building is unlikely to host roosting bats.

### Biodiversity Enhancements

Should you be minded to approve the application, a condition requiring biodiversity enhancements should be attached to the decision notice.

Condition: Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks on and around the building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the installed features is to be submitted to and approved in writing by the Council prior to occupation.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 193 of the NPPF.

since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

