

# Memo

**To:** Gary Miles

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

**CC:**

**Date:** 28 September 2026

**Re:** Planning application ref: PL/26/0579

Address: 4 SHEPHERDS LANE, CAVERSHAM, READING, RG4 7JL

Description: Extension to existing garage to create workshop.

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The application site comprises the garage of a detached property on the northern edge of the brough. The site lies in located in excellent habitat for roosting and commuting bats – this includes an adjacent large open area associated with a golf course which includes an area of woodland directly to the rear of the property. The proposals are for the extension of the garage including extensive changes to the roof.

The bat survey report (John Wenman Ecological Consultancy, Sep 2026, ref: R3283\_PRA\_a DRAFT) has been undertaken to the appropriate standard and concludes that the garage has a number of features including raised tiles that could host roosting bats. However, these features were inspected using an endoscope during the survey and no evidence of roosting bats was identified. The report concludes that the works will not adversely impact upon roosting bats and as such there would be no ecological objections to the application.

However, should works not commence within 12 months from this survey, the recommendations set out in section 6.2.2 should be secured by condition.

Furthermore, the submitted report is marked as a DRAFT. Please can the applicant submit the final version of the report.