

Memo

To: Huimin Chen

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 29 September 2026

Re: Planning application ref: PL/26/0941

Address: 25 CHRISTCHURCH GARDENS, READING, RG2 7AH

Description: Proposed first floor extension above existing single storey rear extension.

Enlargement of garden building for use incidental to the main house

The application site is a detached house located in a leafy residential area of Reading. The site lies on a Green Link as per Policy EN12. It is proposed to extend the house at the rear over the existing single storey extension. The proposals also include a smaller enlargement of the garden building in the rear garden

The bat survey report (Urban Tree Experts, August 2026, ref: SPH/NP/PEA-26/28.07) has been undertaken at 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.

However the site lies on a Green Link as per Local Plan Policy EN12 and given we have records of bat roosts in neighbouring buildings, it is recommended that ecological enhancements such as bat and swift boxes, bricks or tiles are incorporated into the extended building. These enhancements should be secured by condition – wording provided below.

Condition: Prior to commencement of development, details of biodiversity enhancements, to include two swift bricks and two bat boxes built into the walls of the extended building shall be submitted and approved in writing by the council. 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 boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council prior to occupation

Reason: To incorporate biodiversity improvements in and around developments in accordance with N2 of the NPPF and EN12 of the Reading Local Plan