

Memo

To: Gary Miles

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 28 September 2026

Re: Planning application ref: PL/26/1180

Address: 1 WINTON ROAD, READING, RG2 8HH

Description: Proposed double storey side extension with modification of roof from hip to gable and insertion of 3 roof lights in the front roof slope.

The application site comprises a semi detached house in Whitley where the proposals include the additions of a large two storey side extension.

Given the relatively good condition of the house there would be no requirement for a bat survey and as such there would be no ecological objections to the proposals.

However in accordance with Policy N2 of the NPPF it is recommended that ecological enhancements such as swift boxes, bricks or tiles are built into the newly extended house. These could be secured by condition – wording provided below.

Condition: Prior to commencement of development, details of biodiversity enhancements, to include two swift bricks built into the walls of the new extension shall be submitted and approved in writing by the council. The bricks shall thereafter be installed in accordance with the plans.

Reason: Swifts although common in Reading and other areas are declining and a bird of conservation concern due in part to a lack of nesting sites which are usually in buildings. This condition will result in biodiversity improvements in and around the development in accordance with N2 of the NPPF and Local Plan policy EN12