

Preliminary Roost Assessment

Survey site:

12 Grafton Road, Tilehurst, Reading, RG30 1QJ

Client:

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2. Michelle Thomas

Survey date:

20th January 2026

Project:

This report is prepared to inform a planning application with Reading Borough Council. The proposal is described as:

“Two-storey rear wrap around extension and front porch extension.”

A plan showing the proposed works plan is provided in **Appendix 1**.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The field survey was undertaken by Zenobia – Jay Hatch BSc (Hons), holder of a Natural England Level 1 Great Crested Newt license (license number available upon request), and Accredited Agent under Natalie Evan’s Bat License (license number available upon request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
20/01/2026	9	92	80%	1 - 3	Dry
Report Validity					
On the assumption that site conditions remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until July 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys ¹ . This survey and report should be updated if works have not begun within this timeframe.					
Limitations					
Access into the main roof void was limited to viewing from the ladder due to health and safety concerns, as the roof void was not boarded. Therefore, it was not possible to fully inspect the roof void. This has been reflected within the assigned bat suitability and recommendations for nesting birds.					
Executive Summary					
Further Surveys required to inform the planning application					
Bats	One emergence/re-entry surveys during the active season (May-August) and an updated internal roof void inspection are required. No works to building B1 that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the works process.				
Recommended Mitigation Requirements					
Birds	Precautionary Working Methods to be applied during site preparation and construction, e.g. avoid works during bird nesting season, or undertake a nesting bird check prior to works if within nesting bird season.				

¹ <https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/>

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the Project Ecologist for advice. The proposed works plan is provided in Appendix 1, a site location plan in Appendix 2, and a PRA survey plan in Appendix 3.
Background and Site Location	
<i>Summary of the site and desk study</i>	<i>The Site</i> The site is located within the west of Reading at National Grid Reference SU 66567 73240 and has an area of approximately 0.028ha, comprising of one residential dwelling (B1), an outbuilding (B2), and associated hardstanding and vegetated garden including scattered trees. The site is bound by Grafton Road to the north, and residential dwellings with associated garden space to the south, east and west. The wider landscape is heavily urbanised with a large number of residential dwellings, and some industrial buildings, as well as pockets of grassland and woodland, interspersed by hedgerows and lines of trees. Calcot Park Golf Course is located c. 0.53km south, and an active railway line and the River Thames is situated c. 2.2km northeast. It is understood that no impacts to the outbuilding (B2) will take place as part of this proposed development. Therefore it has been excluded from this survey as no impacts will occur to building B2. <i>On-site designations</i> The site is not subject to any designation. <i>Statutory designated sites (within 2km)</i> There are four designated sites within 2km of the site boundary: - Blundells Copse (Part of West Reading Woodlands) Local Nature Reserve (LNR), located c. 0.6km northeast, comprising ancient woodland with a stream, which supports local bat populations. - North Wessex Downs National Landscape (formerly known as Area of Outstanding Natural Beauty), located c. 1.1km west, comprising remote rolling downland with chalk underlay. - Lousehill Copse (Part of West Reading Woodlands) LNR, located c. 1.3km northeast, comprising semi-ancient woodlands.

- McIlroy Park (Part of West Reading Woodlands) LNR, located c. 1.3km northeast, comprising an extensive natural park including grassland and semi-ancient woodland, with good views over the River Thames.

The site falls within the more distant Sulham and Tidmarsh Woods and Meadows Site of Special Scientific Interest (SSSIs) Impact Risk Zone (IRZ). However, the proposed development does not meet the criteria for impacts that would likely lead to a significant effect on these SSSIs. Therefore, no consultation with Natural England and mitigation is required for this SSSI.

There are no Special Areas of Conservation (SAC) designated for bats within 10km of the site.

EPSL data

A search of the magic.gov.uk database for granted European Protected Species Licenses (EPSL) within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are five EPSLs within a 2km radius of site as detailed in Table 1 below.

Table 1: EPSLs within 2km of the site

EPSL reference	Bat species affected	Distance from site (EPSL records are accurate to 100m)	Impacts allowed by licence
EPSM2011-3499	Common pipistrelle <i>Pipistrellus pipistrellus</i> , soprano pipistrelle <i>Pipistrellus pygmaeus</i> , brown long-eared <i>Plecotus auritus</i>	c. 0.7km east	Destruction of a resting place.
EPSM2010-2341	Common pipistrelle and brown long-eared	c. 0.7km east	Destruction of a breeding and resting place.
2019-41955-EPS-MIT	Common pipistrelle	c. 1km west	Destruction of a resting place.
2020-50627-EPS-MIT	Common pipistrelle	c. 1km west	Destruction of a resting place.
EPSM2011-3384	Common pipistrelle	c. 1.2km east	Destruction of a resting place.

Field survey results (residential dwelling, building B1). A PRA map is provided in Appendix 3.*Summary*

Building B1 is a two-storey detached residential dwelling comprised of brick and painted pebble dash, with a pitched roof of interlocking concrete tiles and one brick chimney.

No evidence of roosting bats, e.g. droppings, were recorded internally (where access was possible), or externally, however external evidence is quickly weathered away.



North-western aspect

Feature	Materials	Condition/description	Photograph(s)
Wall/façade	Primarily painted pebble dash with a short red-brick section along the base	Condition/description The walls in themselves appear to be in a good state of repair with no visible gaps recorded. Suitability/access/evidence of bats No suitable roosting features observed.	A photograph showing the western aspect of the house. It focuses on the white pebble dash wall, a wooden door on the ground floor, and a small window on the first floor. A red brick section is visible at the base of the wall. A small square vent is also visible on the wall. The sky is blue with some clouds.

Western aspect

Roof	Interlocking concrete tiles, with mortar and concrete ridge tiles	Condition/description A low number of gaps beneath the tiles on building B1 across the southern, western, and northern aspects were present. Only one gap beneath a lifted tile was observed on the northern aspect, the roof was notably moss-covered along this elevation. One missing roof tile was observed on the southern elevation within the area of impact of the proposed extension. The ridge line and mortar were noted to be well-sealed with no visible gaps recorded. Suitability/access/evidence of bats Gaps under tiles could provide roosting opportunities for individual crevice dwelling bats. It was not possible to determine during the survey if these gaps are connected underneath the tiles, and lead to a larger void between the tiles and underlining of the roof. It was also not possible to determine if gaps under tiles provided internal access into the roof void. If such features are present, it increases the suitability for roosting bats.	 Southern aspect of the roof  Close up view of the southern aspect of the roof showing a low number of gaps beneath lifted tiles and a gap from a missing tile
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Window/door frames/porchway	uPVC window and doorframes	Condition/description The window and door frames within themselves were in a good state of repair and well-sealed, with no visible gaps recorded. The small porchway above the front door on the northern aspect was also noted to be well-sealed with no visible gaps recorded. Suitability/access/evidence of bats No suitable roosting features observed.	 Northern aspect
Chimney	Brick with mortar	Condition/description The chimney itself appeared to be in a good state of repair, with no signs of deterioration of the mortar or bricks, and no gaps were recorded. Suitability/access/evidence of bats No suitable roosting features observed.	 North-western aspect showing the chimney

Lead flashing	Lead	Condition/description Lead flashing is present on all aspects of the building at the base of the chimney. Gaps were recorded underneath the lead flashing where it has become raised. Suitability/access/evidence of bats Gaps underneath raised areas of lead flashing may provide roosting opportunities for crevice dwelling bats.	 Raised lead flashing and gaps at the base of the chimney on the northern aspect
Soffits and fascias	uPVC	Condition/description Soffits and fascias are present along the northern, western, and eastern aspects of the building. The soffits were noted to be well-sealed and flush against the walls with no visible gaps recorded. Vent gaps are present within the soffit along all aspects, although these gaps were noted to be very small and narrow. Two gaps were recorded between the fascia boards, on the southern aspect and on the south-western corner of the building. Suitability/access/evidence of bats	 Gap between fascia boards on the southern aspect

		The gaps between the fascia boards could provide roosting opportunities for individual crevice dwelling bats. It was not possible to determine during the survey if these gaps are connected behind the fascia boards, and lead to a larger void. It was also not possible to determine if the gaps between the fascia boards provided internal access into the roof void. It is noted that the vent gaps along the soffits are very small and narrow, due to their small and narrow size, it is considered these vent gaps are unlikely to be suitable for roosting bats.	
Internal roof void	Timber rafters and ridge beam, fabric underlining, and rockwool insulation at floor level	Condition/description It was not possible to fully access the internal roof void during the survey due to health and safety restrictions. Therefore, the survey was limited to the view from the ladder. The entire roof void is open and connected, with one loft hatch present, enabling free flight access throughout. The internal roof void was noted to be c. 1.5m high at its highest point, c. 4.5-5m long, and c. 4.5m wide. The roof void was generally noted to be well-sealed and in a good state of repair with no visible gaps recorded. A small area of light ingress was observed along	

Gap between the fascia boards on the south-western corner

Internal roof void, facing east

	the western aspect, its location is consistent with the approximate location of the gap between the fascia board. It was not possible to determine if these gaps are linked and if that is the source of the light ingress. No breeze was felt within the roof void. One small historic wasps nest was recorded along the western aspect. Suitability/access/evidence of bats One gap was recorded where an area of light ingress was observed entering the roof void on the western aspect. This feature could not be fully inspected due to visibility being restricted to the ladder, therefore it was not possible to determine during the survey if this feature enables bats access into the internal roof void. If it does, it increases the suitability for void dwelling bats. No evidence of bats was recorded during the survey.	 Area of light ingress, facing south
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Off-site neighbouring single-storey extension	Painted pebble dash walls and clay roof tiles	Condition/description A number of gaps beneath lifted and missing tiles was observed on the neighbouring dwelling single-storey extension to the east of building B1. It is understood that the proposed extension on building B1 will not directly adjoin the single-storey extension and will be positioned approximately 1 – 2ft away from the neighbouring extension. However, due to the close proximity of this to the proposed development this off-site feature has been included within the assessment. Suitability/access/evidence of bats Gaps under tiles could provide roosting opportunities for individual crevice dwelling bats. It is possible that if any bat(s) roost along the western edge of the single-storey extension their flightlines may be impacted by the proposed development.	 Southern aspect, with the off-site neighbouring single-storey extension circled  Close-up of the off-site neighbouring single-storey extension
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Overall Suitability for Roosting Bats in the on-site building and off-site single-storey porch extension				
Building number	Evidence of bats	Potential access points	Potential roosting opportunity	Bat roosting suitability
B1	None identified at the time of the survey	Low number of gaps underneath interlocking tiles, lead flashing, and two gaps within the fascia boards.	External crevices potentially leading to the internal roof void and cavity walls. Suitable for crevice, and potentially void dwelling bats.	Low (Active season) Low (Hibernation season)
Off-site single-storey extension	None identified at the time of the survey	Gaps underneath lifted clay tiles.	External crevices.	Low (Active season) Low (Hibernation season)
Overall suitability on-site and within the local area	Due to the low suitability for hibernating bats, further surveys for hibernating bats is not appropriate and no further work in relating to hibernating bats is required for building B1 and the off-site single-storey neighbouring extension. During the survey, it was noted that some of the neighbouring buildings were also of low suitability for roosting bats. Looking at the building subject to this survey in isolation does not evaluate the site within a wider context and its its functionality links to the local area. It is considered possible that potential roosts between the on-site and off-site buildings may be functionally linked (if present). The wider area is noted to be heavily urbanised, with a large number of residential dwellings and some industrial buildings. However, pockets of grassland and woodland are also present, as well as linear features including hedgerows, lines of trees, with an active railway line and the River Thames situated c. 2.2km northeast. Additionally, bats are well-adapted to living within urban areas, with pipistrelles also having been recorded foraging under street lighting.			

<i>Foreseen Impacts</i>	<i>Roosting bats</i> Building B1 is to be significantly impacted by the proposed works, as the two-storey extension will join the existing roof, covering approximately 2/3, stopping around 1/3 of the way below the ridge line. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. No impacts to roosting bats will occur during the single-storey porch extension on the northern aspect of building B1 as no suitable roosting features are present. The off-site neighbouring single-storey extension is not to be directly impacted as part of the proposed development. However, indirect effects through reducing the flight line to suitable roosting features may occur. <i>Foraging and commuting bats</i> Habitats on-site are of limited value to support foraging and commuting bats, due to its small size and developed nature. However, suitable features are present within the wider area including scattered trees, linear features (e.g. lines of trees and hedgerows), grassland, and pockets of woodland. The works are proposed to be restricted to on-site building B1 and immediately adjacent hard standing, and a small area of frequently mown grassland along the southern aspect only. No other habitats will be impacted. However, there is potential for indirect impacts resulting from increased artificial light levels that could deter bats from the site.
<i>Recommendations</i>	<i>Further Surveys</i> One bat emergence survey is required for Building B1 and the nearby off-site neighbouring single-storey extension during the active bat season (optimal May to August) to confirm the presence / likely absence of bats roosting in or on the building. Ideally this survey should be completed during the optimal survey period mid-May to July inclusive (to ensure the pipistrelle maternity season is not missed). Infra-red cameras should be used as an aid covering all elevations. See Appendix 3 for suggested surveyor locations. An internal inspection should also be undertaken immediately prior to the emergence survey to look for evidence of bats within the internal roof void and to assess if the conditions have changed from this survey and report.

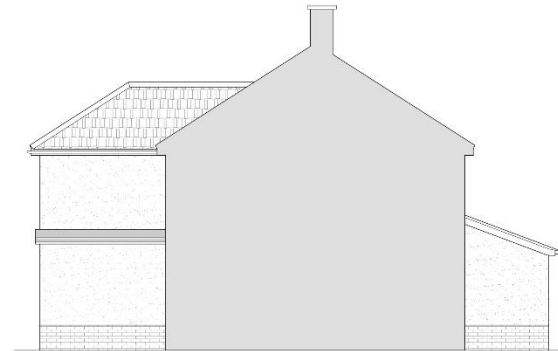
	If bat(s) are recorded roosting, two further surveys will be required and an EPSL application to Natural England will be need prior to the start of work The EPSL application requires that surveys have been undertaken within the most recent active bat season and permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Foraging and commuting bats No further surveys are required. However, a low-impact lighting strategy will be adopted for the site during post-development, which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting Suggested Enhancement Enhancements are dependent upon the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was recorded on or within the building during the survey. However, there is potential for common and widespread small species of birds to nest on the building.
<i>Foreseen Impacts</i>	Buildings The proposed works could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present at the time of works.
<i>Recommendations</i>	Buildings Works impacting building B1 should be undertaken outside of the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately by a competent person, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction work. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. <i>Suggested Enhancement</i> Nesting opportunities at the site could be enhanced through the provision of one bird box to be installed onto the building or a suitably mature retained tree. The bird box should be constructed of Woodcrete for longevity, be installed between 3 and 5m, and face a northerly aspect. Suitable bird boxes for the site include (or similar specification): • Schwegler No 17 Swift Nest Box (building) • Schwegler 1SP Sparrow Terrace (building) • Vivara Pro 28mm entrance Nest Box (tree) • Vivara Pro Open front Nest Box (tree) • Woodstone Nest Box (building or tree)
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Appendix 1: Proposed development Plan



PROPOSED FRONT ELEVATION



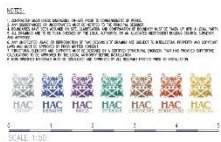
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



MICHELLE THOMAS
DESIGN PROPOSAL @
12 GRAFTON ROAD
TILFURST
RG30 4QJ

PROPOSED
ELEVATIONS

1:50 @ A1
MAY 2026
25071PP 06
AL

HAC DESIGNS LTD
10 BEECH COURT
WOKINGHAM ROAD
HURST
RG10 0QJ

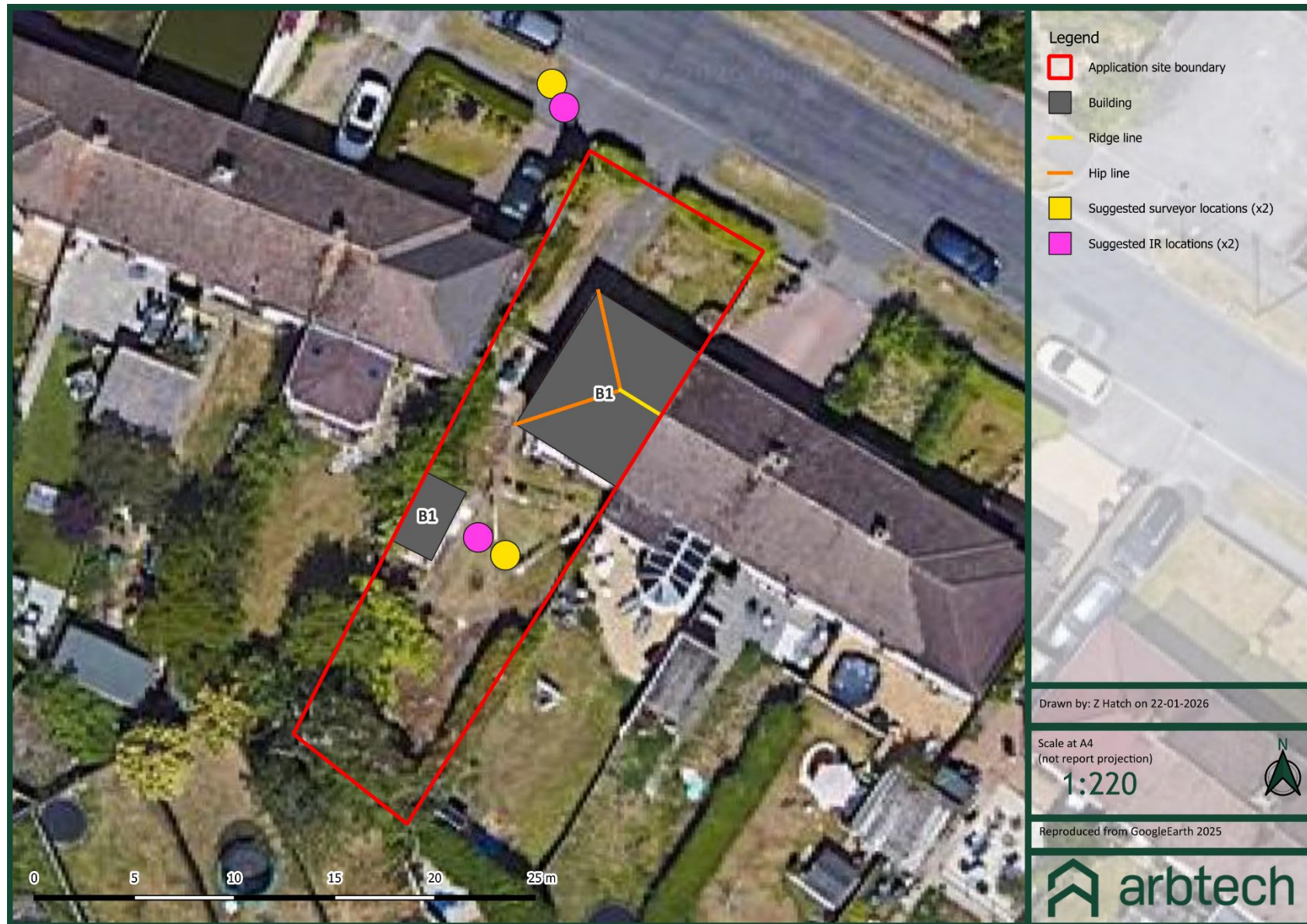
info@hac-designs.co.uk
www.hac-designs.co.uk



Appendix 2: Site Location Plan



Appendix 3: Preliminary Roost Assessment map



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