

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Maidenhead Panel

Application No.:	21/01684/FULL
Location:	4 Maidenhead Court Park Maidenhead SL6 8HN
Proposal:	Two storey front/side extensions, part single/part two storey front extension, single and first floor rear extensions, first floor side extension, 1 No. front dormer and 2 No. rear rooflights to facilitate a loft conversion, 1 No. first floor rear window, side fence and access gate and rear gate.
Applicant:	Mr Fazal
Agent:	Miss Katie Flower
Parish/Ward:	Maidenhead Unparished/Riverside

If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

The Council's Ecologist has recommended a condition concerning bats.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of the main report with the additional/amended conditions in section 3 below

2. ADDITIONAL INFORMATION

2.1 A report from the Council's Ecologist has been received.

Comments from Interested Parties

2.2 None

Comments from Consultees

2.3

Comment	Officer response	Change to recommendation?
Ecologist: The bat survey report identified a small number of localized features suitable for use by roosting bats where there is cladding on the dormer window. The report recommends a precautionary approach. This advice should be secured via a planning condition.	Noted and condition added.	Condition added.

3. ADDITIONAL CONDITION RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

3.1 Works which could affect identified potential bat roost features shall be undertaken under the

supervision of an appropriately qualified ecologist [full member of CIEEM and or a Natural England Bat licence holder with experience of supervising demolitions/works where there is a risk of bats being present]. Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found. A closing-out report including details of the methods used, and any bats or signs of bats found, is to be issued to the council.

Reason: To ensure that bats, a material consideration, are not adversely impacted upon by the development.

