

Date: 25 July 2024
Application: 241863



WOKINGHAM BOROUGH COUNCIL

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology Newts,

Householder Consultation

Application Number: 241863

Applicant: Ms Laura Tillson

Site Address: Catkins, 2 Betty Grove Lane, Sindlesham, Wokingham, RG41 5DR

Parish: Arborfield

Grid Reference: Easting - 476596, Northing - 169486

Type of Development: Other Householder

Proposal: Householder application for proposed single storey rear extension and changes to fenestration.

Case Officer: Cameron Young

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 241863. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	District Licensing Officer, NatureSpace		
Service	WBC Ecology Newts	App No:	241863
Address:	Catkins, 2 Betty Grove Lane, Sindlesham, Wokingham, RG41 5DR.		
Proposal:	Householder application for proposed single storey rear extension and changes to fenestration.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The development presents a low risk to great crested newts and their habitats. The applicant has submitted some a precautionary working method statement '**Great Crested Newt Habitat Assessment, JohnWenman Ecological Consultancy, October 2023**' which should reduce any potential impacts the development may have on great crested newts. This document can be conditioned as a part of the planning decision to ensure the working methods are complied with should the council be minded to approve the application. A suggested condition and informative is given below

Conditions & Reasons (if required)

Condition: "The development hereby approved shall be implemented strictly in accordance with the recommendations/measures stated in the supporting document- '**Great Crested Newt Habitat Assessment, JohnWenman Ecological Consultancy**'

Reason: To minimise the impacts of development on biodiversity, in accordance with Wokingham Borough Council's Local Plan, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006

Informative: The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or

resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Wokingham Borough Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

Date:	31/07/2024	Signed:	NatureSpace
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