



F.A.O Planning Validation Team

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

22 September 2025
Reference: 2531

Dear Planning Validation Team,

Site Address Ref: 5, The Copse, Wargrave, Reading, RG10 8AU
PP Reference: PP- 14350502

We are writing to you following our submission of a Householder Planning Application, at the above site. Works proposed comprise of a garage conversion and 2.no single storey bay windows and 4.no 'Velux' style roof lights.

We understand that no Bat Survey is required due to the proposals comprising of a single-storey flat roof construction, with the main roof of the host property retained and unaltered.

We trust that the above information is sufficient to meet the validation requirements and should you require any further information from ourselves, please do not hesitate to contact us.

Yours Sincerely

David Holtham
For and on behalf of
Holtham Newman Architects Ltd.

Holtham Newman Architects Ltd.

Directors

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