

Date: 16 December 2024
Application: 242978



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Householder Consultation

Application Number: 242978

Applicant: Mr Andrew McQuade

Site Address: 2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX

Parish:

Grid Reference: Easting - 478731, Northing - 172600

Type of Development: Other Householder

Proposal: Housholder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.

Case Officer: Claire Moore

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 242978. 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:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	242978
Address:	2 Grove Cottages, Sandford Lane, Hurst, Reading, RG10 0SX.		
Proposal:	Housholder application for the erection of ground and first floor side extension and a new porch with associated internal and external alteration including changes to fenestration and addition of roof lights.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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

I am satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

It is considered unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development.

However, as the site falls within the red Impact Risk Zone for great crested newts, indicating the surrounding area contains highly suitable habitat for this species and there is an increased likelihood of presence, and there is a pond within 30m of the site for which survey information has not been provided, I recommend the following informative is supplied if the council is minded to approve the application:

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 (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably

qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

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Conditions & Reasons (if required)

None.

Date:	18/12/2024	Signed:	NatureSpace
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