

Date: 3 July 2025
Application: 251274



**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: 251274

Applicant: Mr Peter Ayling

Site Address: Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN

Parish: Finchampstead

Grid Reference: Easting - 480743, Northing - 164391

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, changes to fenestration.

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 251274. 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:	251274
Address:	Bracken Ridge, Heath Ride, Finchampstead, Wokingham, RG40 3QN.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with 4 no. lantern rooflights, porch modification, recladding of first floor elevations and alterations to the eaves, removal of chimneys, installation of rooflight, 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 application site is within a red impact risk zone for great crested newts, which indicates that this protected species may be present in the surrounding area.

I am satisfied that the proposed development is unlikely to impact great crested newts and/or their habitat. However, as there is a low risk that great crested newts may traverse the site, I recommend the below informative is appended to the decision notice if you are minded to approve the application.

Conditions & Reasons (if required)

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; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

Date:	17/07/2025	Signed:	NatureSpace
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