



**F.A.O Planning Validation Team**

Wokingham Borough Council  
Shute End  
Wokingham  
Berkshire  
RG40 1BN

27 May 2026  
Reference: 2527

Dear Planning Validation Team,

**Site Address Ref: 30, The Pippins, Swallowfield, Reading, RG7 1LW**  
**PP Reference: PP- 14394930**

We are writing to you following our submission of a Householder Planning Application, at the above site. Works proposed comprise of a ground floor single storey rear extension.

We understand that no Bat Survey is required due to the proposals comprising of a single-storey pitched 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

The Old Dairy  
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