

Date: 29 June 2026
Application: 261518



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: 261518

Applicant: Mr and Mrs Laura Dell

Site Address: 20 Frog Hall Drive, Wokingham, RG40 2LF

Parish: Wokingham

Grid Reference: Easting - 482518, Northing - 168447

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of part single storey, part two storey side and rear extension following demolition of existing single storey rear extension and conservatory plus 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 261518. 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 requested from the case officer.

Your observations are required in respect of this application by **20 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	261518
Address:	20 Frog Hall Drive, Wokingham, RG40 2LF.
Proposal:	Householder application for the proposed erection of part single storey, part two storey side and rear extension following demolition of existing single storey rear extension and conservatory plus 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

If the development is to be permitted, then a compliance condition will be required in order to secure reasonable avoidance measures (RAMs) in the form of precautionary working methods as given in section 6.3 of the submitted document: Great Crested Newt Habitat Assessment, 20 Frog Hall Drive, Wokingham, Berkshire, RG40 2LF, Report Ref.: R3143_GCN_a, John Wenman Ecological Consultancy, April 2026.

Conditions & Reasons (if required)

Suggested condition: All works shall be carried out in strict accordance with the recommendations of the Great Crested Newt Habitat Assessment, 20 Frog Hall Drive, Wokingham, Berkshire, RG40 2LF, Report Ref.: R3143_GCN_a, John Wenman Ecological Consultancy, April 2026.

Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

Date:	14/07/2026	Signed:	NatureSpace
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