

Date: 27 March 2026
Application: 260733



**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: 260733

Applicant: Veronica Andrews

Site Address: 36 Poperinghe Way, Arborfield, Wokingham, RG2 9LZ

Parish: Arborfield and Newland

Grid Reference: Easting - 475939, Northing - 165630

Type of Development: Other Householder

Proposal: Householder application for proposed single storey rear extension with mono-pitched roof and no.2 rooflight windows.

Case Officer: Julia Gibowicz

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 260733. 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 **17 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	260733
Address:	36 Poperinghe Way, Arborfield, Wokingham, RG2 9LZ.
Proposal:	Householder application for proposed single storey rear extension with mono-pitched roof and no.2 rooflight windows.
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

We are satisfied that if this application was to be approved, then it would be unlikely to have an impact upon great crested newts and/or their habitats.

However, as the development falls within the amber impact risk zone, I recommend the use of the following 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.

Conditions & Reasons (if required)

Date:	15/04/2026	Signed:	NatureSpace
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