

Date: 22 July 2025
Application: 251701



**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: 251701

Applicant: Mr C Miller

Site Address: 33 New Road, Ruscombe, Wokingham, RG10 9LN

Parish: Ruscombe

Grid Reference: Easting - 479543, Northing - 176557

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single-storey rear and side extensions and changes to fenestration.

Case Officer: Cameron Young

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 251701. 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:	251701
Address:	33 New Road, Ruscombe, Wokingham, RG10 9LN.		
Proposal:	Householder application for the proposed erection of single-storey rear and side extensions and 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 falls within a red impact risk zone for great crested newts, indicating an area with highly suitable habitat and likely presence of the species. Indeed, there are many records of great crested newts within 500m of the application site. The nearest known pond to the application site is approximately 100m south-east, and there are at least nine ponds within 500m of the site.

However, potential for dispersal of great crested newts into the application site is low because of various barriers in the landscape, including roads, impermeable boundary treatments, and buildings. New Road itself is unlikely to be a complete barrier, but the residential area will limit movement on the western side. The application site itself is largely surrounded by close-board fencing, with a large area of hardstanding to the front. The proposed extension is to the rear, within the existing built footprint and hardstanding / closely mown lawn.

Given the small scale of the development, the habitat that will be impacted, and the limited connectivity of the site to suitable features in the landscape, impacts to great crested newts and/or their habitat are considered highly unlikely. Due to the proximity to records of this species, there is some very small risk that individuals could be encountered within the application site. As such, I recommended the below informative is used 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:	05/08/2025	Signed:	NatureSpace
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