

Date: 18 February 2025
Application: 250289



**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: 250289

Applicant: Mr & Mrs J H Fisher

Site Address: Saxon House, Pearson Road, Sonning, Wokingham, RG4 6UH

Parish: Sonning

Grid Reference: Easting - 475799, Northing - 175304

Type of Development: Other Householder

Proposal: Householder application for proposed alterations to existing front boundary wall, to include new gate and brickwork. Followed by alterations to the North wall to include new flintwork panels and metal grilles to existing false windows.

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 250289. 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:	250289
Address:	Saxon House, Pearson Road, Sonning, Wokingham, RG4 6UH.		
Proposal:	Householder application for proposed alterations to existing front boundary wall, to include new gate and brickwork. Followed by alterations to the North wall to include new flintwork panels and metal grilles to existing false windows.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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 and there are multiple records of this species nearby, the closest being within 50m of the application site. The nearest known pond is approximately 250m from the site of the proposed works.

The nature of the proposed works is considered unlikely to impact great crested newts so a great crested newt survey may be disproportionate to the scale and likely impacts of the proposals. The applicant has supplied a Great Crested Newt Statement (Spires Architects, Ref: JCGS/24.12/3.1, 14th February 2025) which, though generic and not the result of an assessment by a suitably qualified ecologist, should be sufficient to control the risk of negative impacts on great crested newts and of a criminal offence being committed.

I recommend the following informative be supplied if the application is approved:

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; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under

this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

03/03/2025

Signed:

NatureSpace