

Date: 5 August 2025
Application: 251652



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology,

Householder Consultation

Application Number: 251652

Applicant: Mr Prempal Singh Hari

Site Address: 14 Eastbury Park, Winnersh, Wokingham, RG41 5TL

Parish: Winnersh

Grid Reference: Easting - 478751, Northing - 170740

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey side extension following demolition of existing attached garage and side extension, plus 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 251652. 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:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251652
Address:	14 Eastbury Park, Winnersh, Wokingham RG41 5TL.		
Proposal:	Householder application for the proposed erection of a part single part two storey side extension following demolition of existing attached garage and side extension, 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

I have read the Preliminary Ecological Appraisal (DBW) (Urban Tree Experts, Ref SPH/NP/PEA-25/15.07, 24 July 2025). I am satisfied that the survey effort and methodology are adequate for the ecologist to conclude that currently the property has property negligible potential to support roosting bats.

Conditions & Reasons (if required)

Date:		Signed:	
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