

Date: 4 April 2025
Application: 250597



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,

Full Planning Approval Consultation

Application Number: 250597

Applicant: Mr M Moore

Site Address: 18-32 London Road, Twyford, RG10 9ER

Parish: Twyford

Grid Reference: Easting - 478891, Northing - 176018

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two-bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.

Case Officer: Marcus Watts

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 250597. 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:	250597
Address:	18-32 London Road, Twyford, RG10 9ER.		
Proposal:	Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two- bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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	
There are no concerns regarding great crested newts.	
Conditions & Reasons (if required)	
Date:	16/04/2025
Signed:	NatureSpace