

**BUILD
CONSULTANT**



**PROJECT
MANAGEMENT**

THE KNOWLEDGE YOU NEED

Wigmore Farm, Stratfield Saye, Hampshire. RG7 2ED – Tel: 0118 9485168 – 07815 144959
email: vince@vinceholden.com – website: www.vinceholden.com

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Planning Condition Requirement

For

Approval of planning permission: Application Number 261545

Date of Decision: 2 September 2026

Proposal: Householder application for the proposed erection of single storey side and rear extension with rooflights and adaptation for wheelchair accessibility. Plus changes to fenestration and addition of air source heat pumps

Location: The Spindles, School Hill, Wargrave, Wokingham, RG10 8DY

Applicant: M Dani Czernuszka-Watts

Condition 7:

Prior to the commencement of development, details of biodiversity enhancements, to include a hedgehog house, bird boxes, bat bricks and/or access tiles on and integrated into the building, and native tree planting shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed and permanently retained in accordance with the timetable and approved scheme of enhancements.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected and incorporate biodiversity in and around developments. Relevant policy: NPPF 2026 Section 19 N2 (Conserving and Enhancing the Natural Environment), Local Plan Core Strategy policies CP3 and CP7 Managing Development Delivery policies CC03 and TB23.

Proposal :-

See the following accompanying documents from Cloverwood Ecology Ltd:

- Biodiversity Enhancement Scheme

Partners – V Holden MCIOB MCABE, M Holden

VAT Reg No – 102 7847 26

