

**BUILD
CONSULTANT**



**PROJECT
MANAGEMENT**

THE KNOWLEDGE YOU NEED

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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 8:

Prior to commencement of development an external lighting scheme for biodiversity designed in accordance with best practice including in accordance with Bats and Artificial Lighting and Night Guidance Note GN 08/23 and Section 7 of the Bat Emergence Survey Report (Cloverwood Ecology, August 2026) shall be submitted to and approved in writing by the local planning authority. The strategy shall;

- a) identify those areas/features on site that are particularly sensitive for bats, birds and invertebrates and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: NPPF 2026 Section 14 P3,

Partners – V Holden MCIOB MCABE, M Holden

Core Strategy policies CP1, CP3 and Managing Development Delivery Local Plan policy TB23..

Proposal :-

See the following accompanying documents from : Darklight Design

- Lighting Calculation.