

Date: 17 September 2024
Application: 241919



**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: 241919

Applicant: Mr Mark Dufifn

Site Address: 8 Hunters Way, Spencers Wood, Wokingham, RG7 1HW

Parish: Shinfield

Grid Reference: Easting - 471604, Northing - 166442

Type of Development: Other Householder

Proposal: Householder application for proposed first floor front and side extension, 2 no. rear dormers, loft conversion to create habitable accommodation, plus white external render and change of 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 241919. 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		
Service	WBC Ecology Newts	App No:	241919
Address:	8 Hunters Way, Spencers Wood, Wokingham, RG7 1HW.		
Proposal:	Householder application for proposed first floor front and side extension, 2 no. rear dormers, loft conversion to create habitable accommodation, plus white external render and change of fenestration.		
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

I am satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

It is considered unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development.

However, as the site falls within the red Impact Risk Zone for great crested newts, as modelled by district licence mapping, and there are recent records of great crested newts within 150m of the site, I recommend the following informative is supplied:

"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)			
None.			
Date:	26/09/2024	Signed:	NatureSpace