

**Date:** 7 February 2025  
**Application:** 250259



## **WOKINGHAM BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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Dear WBC Ecology Newts,

**Householder Consultation**

**Application Number:** 250259

**Applicant:** Mr Ken Brown

**Site Address:** 17 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ

**Parish:** Barkham

**Grid Reference:** Easting - 477052, Northing - 166074

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey rear extension, including the installation of roof lights and changes to fenestration.

**Case Officer:** Ben McEwan

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 250259. 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

|                             |                                                                                                                                               |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NatureSpace<br>District Licensing Officer                                                                                                     |                |        |
| <b>Service</b>              | WBC Ecology Newts                                                                                                                             | <b>App No:</b> | 250259 |
| <b>Address:</b>             | 17 Saddle Place, Arborfield Green, Wokingham, RG2 9LJ.                                                                                        |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single storey rear extension, including the installation of roof lights and changes to fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | 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

While the application site is within an amber impact risk zone for great crested newts, due to the scale and nature of the proposed development impacts on this species are considered relatively unlikely. The applicant has provided a Great Crested Newt Statement. The non-licensed avoidance measures within this Statement are considered sufficient to control for the low risk of potential impacts on great crested newts. I recommend a compliance condition and informative if the Council is minded to approve the application.

## Conditions & Reasons (if required)

### Great Crested Newt Statement

The development hereby approved shall be implemented strictly in accordance with the supporting document Great Crested Newt Statement (Martin Butler Partnership Ltd, dated 6<sup>th</sup> February 2025).

*Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.*

### Informative

*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 permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage 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.*

|              |            |                |             |
|--------------|------------|----------------|-------------|
| <b>Date:</b> | 18/02/2025 | <b>Signed:</b> | NatureSpace |
|--------------|------------|----------------|-------------|

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