

Date: 22 April 2025
Application: 250740



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology Newts,

Householder Consultation

Application Number: 250740

Applicant: John Mallinder

Site Address: 2 Carina Drive, Wokingham, Wokingham, RG40 1EF

Parish: Invalid code

Grid Reference: Easting - 482762, Northing - 169112

Type of Development: Other Householder

Proposal: Householder application for proposed loft conversion and installation of 2No. dormers to create habitable accommodation, along with 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 250740. 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 Licence Officer		
Service	WBC Ecology Newts	App No:	250740
Address:	2 Carina Drive, Wokingham, Wokingham, RG40 1EF.		
Proposal:	Householder application for proposed loft conversion and installation of 2No. dormers to create habitable accommodation, along with roof lights and changes to 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

The application site is located within a red impact risk zone for great crested newts and there is a pond approximately 20m north of the site. However, as the proposed works are to the roof, the risk of impacts on great crested newts is considered negligible. The applicant has provided a great crested newt statement but there is no need for a compliance condition.

Conditions & Reasons (if required)

None.

Date:	29/04/2025	Signed:	NatureSpace
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