



F.A.O Planning Validation Team

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

6 October 2025
Reference: 2536

Dear Planning Validation Team,

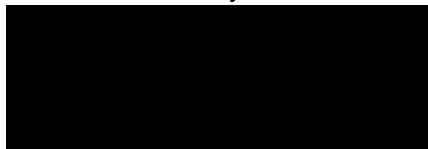
Site Address Ref: 16, Orchard Close, Spencer's Wood, reading, RG7 1EJ
PP Reference: PP- 14387057

We are writing to you following our submission of a Householder Planning Application, at the above site. Works proposed comprise of a single-storey front extension with pitched roof and 'Velux' style roof lights, together with a single-storey rear extension with parapet walls, flat roof Inc. Roof lanterns.

We understand that no Bat Survey is required due to the proposals comprising of single-storey build elements only, with the main roof of the host property retained and unaltered.

We trust that the above information is sufficient to meet the validation requirements and should you require any further information from ourselves, please do not hesitate to contact us.

Yours Sincerely



David Holtham
For and on behalf of
Holtham Newman Architects Ltd.

Holtham Newman Architects Ltd.

Directors

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