

Date: 4 December 2024
Application: 243049



**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: 243049

Applicant: Joshua Che Jian

Site Address: 33 Orchard Estate, Twyford, Wokingham, RG10 9LA

Parish: Twyford

Grid Reference: Easting - 479330, Northing - 176108

Type of Development: Other Householder

Proposal: Householder application for proposed single storey rear extension with two roof lights, including demolition of existing conservatory.

Case Officer: Marcus Watts

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 243049. 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 Licensing Officer		
Service	WBC Ecology Newts	App No:	243049
Address:	33 Orchard Estate, Twyford, Wokingham, RG10 9LA.		
Proposal:	Householder application for proposed single storey rear extension with two roof lights, including demolition of existing conservatory.		
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 applicant has provided a Great Crested Newt Statement (33 Orchard Estate Twyford Reading RG10 9LA, John Wenman Ecological Consultancy LLP, November 2024). I am satisfied with this Statement and the conclusion that a survey of nearby ponds for great crested newts would be disproportionate to the scale and likely impacts of the proposed development.

I recommend that if the council is minded to approve the application, a compliance condition is used to secure that the Reasonable Avoidance Measures within the Statement are adhered to.

Conditions & Reasons (if required)

Condition

"The development hereby approved shall be implemented strictly in accordance with the Great Crested Newt Statement (33 Orchard Estate Twyford Reading RG10 9LA, John Wenman Ecological Consultancy LLP, November 2024).

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."

Date:	17/12/2024	Signed:	NatureSpace
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