412-C1-02

15th October 2026

Wokingham Borough Council, Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the Planning Portal

Dear Sir/Madam,

THE RED COTTAGE, THE VILLAGE, FINCHAMPSTEAD, RG40 4JU – PROPOSED ERECTION OF PART SINGLE, PART TWO-STOREY REAR EXTENSION, COVERED SIDE ACCESS AND CHANGES TO FENESTRATION.

PLANNING PORTAL REFERENCE: PP- 15300563

PLANNING CONSENT REFERENCE: 261472

Planning Permission was granted on the 9th September 2026 for the Proposed Erection of a Part Single, Part Two-Storey Rear Extension, Covered Side Access And Changes To Fenestration at The Red Cottage, The Villae, Finchampstead, RG40 4JU.

On behalf of my Client, Mr S Blunt and Ms Holly Brigs, please find attached information and details to clear the following conditions attached to the approval:

Condition 4: Natural England License

Please find enclosed PDF confirmation issued to the applicant's ecologist that the relevant Natural England licence for the proposed works has been granted

Coniditon 5: Biodiveristy Enhancments

Please find enclosed updated proposed site plan, 412-1205-A showing the proposed locations of the following bird and bat boxes to be installed on existing trees within the plot.

These are:

Christopher James Architecture
27 Chouleur Way, Woosehill, Wokingham, Berkshire, RG41 3BG
T: 01189 797892 **M:** 07736039224 **E:** Chris@christopherjamesarchitecture.co.uk

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- B1 – Enclosed bird box: One NHBS Flatpack Bird Box with a 32 mm entrance hole, product reference 228360.

- B2 – Open-fronted bird box: One NHBS Flatpack Open-Front Bird Box, product reference 228358.

- B3 – Bat box: Vivara Pro Large Multi Chamber WoodStone Bat Box, NHBS product reference 246918, with the number, positioning and installation timing to accord with the Natural England bat licence and associated ecological mitigation requirements.

The bird boxes are proposed as functional alternatives to the Vivara Pro Seville and Barcelona boxes named in the condition. They will be securely mounted in sheltered positions, with the enclosed box approximately 2–4 m above ground level, preferably facing north or east, and the open-fronted box positioned close to suitable cover.

The externally mounted bat box is proposed as an alternative to the integrated bat provision referred to in the condition. Its entrance will remain unobstructed and protected from direct artificial lighting.

The bird boxes will be installed before completion and occupation of the extension. All boxes will be retained, with the bird boxes maintained and replaced as necessary. Refer to the attached data sheets and drawings.

The applicant will pay the application fee due (£89.00) via the Planning Portal.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered and a response.

[redacted]

Chris Connor

Director
for Christopher James Architecture Ltd

Enc
Cc –
Mr S Blunt & Ms H Briggs