

Date: 2 February 2026
Application: 252887



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Householder Consultation

Application Number: 252887

Applicant: Mr Shiv Bhagat

Site Address: 25 Loxwood, Earley, Wokingham, RG6 5QZ

Parish: Earley

Grid Reference: Easting - 475052, Northing - 170669

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation, loft conversion to create habitable accommodation following raising of existing roof pitch to include 1no. Dormer plus rooflights.

Case Officer: Annabelle Jones

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 252887. 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 requested from the case officer.

Your observations are required in respect of this application by **23 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Molly Thompson Berkshire District Licensing Officer		
Service	WBC Ecology Newts	App No:	252887
Address:	25 Loxwood, Earley, Wokingham, RG6 5QZ.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following conversion of existing garage to create habitable accommodation, loft conversion to create habitable accommodation following raising of existing roof pitch to include 1no. Dormer plus rooflights.		
Type of Development:	Other Householder		
Site Visit Made:	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

We are satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

Summary

- The development falls within the amber impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the amber impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.
- There is 1 pond within 250m of the site boundary, this is 120m to the southeast.
- The development site is located within a residential area, with low landscape permeability for great crested newts.
- The development footprint is small, mostly confined to areas of already developed land.

Ecological Information

The applicant provided an ecological report in the form of a Phase 1 Habitat & Protected Species Scoping Survey: '25 Loxwood, Earley, RG6 5QZ', GS Ecology, January 2026. The report states that it is "unlikely that GCN will be affected by the proposals".

Conclusion

We are satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

Date:	19/02/2026	Signed:	NatureSpace
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