



F.A.O Planning Validation Team

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

24 March 2026
Reference: 2601

Dear Planning Validation Team,

Site Address Ref: 433, Wokingham Road, Earley, Reading, RG6 7EL
PP Reference: PP- 14806688

We are writing to you following our submission of a Householder Planning Application, at the above site. Works proposed comprise of a garage block conversion, 2.no storey front facing bay window, part single and part 2.no storey rear extension, new roof creating second floor habitable accommodation and a detached spa/gym block.

We have consulted with a qualified Ecologist: John Wenman Associates. They have confirmed in writing that the site is not mapped as being in an area suitable for bats.

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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