

Date: 20 April 2026
Application: 260919



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 260919

Applicant: Mr Sailesh Tailor

Site Address: 9 Mays Close, Earley, Wokingham, RG6 1JY

Parish: Earley

Grid Reference: Easting - 474647, Northing - 172419

Type of Development: Other Change of Use

Proposal: Full application for proposed Change of Use from existing dwelling house to house in Multiple Occupation (Sui Generis Use), including a change in the maximum number of occupants from six to eight.

Case Officer: Marcus Hillman

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 260919. 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 **12 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260919
Address:	9 Mays Close, Earley, Wokingham, RG6 1JY.		
Proposal:	Full application for proposed Change of Use from existing dwelling house to house in Multiple Occupation (Sui Generis Use), including a change in the maximum number of occupants from six to eight.		
Type of Development:	Other Change of Use		
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

Noise

The submitted assessment confirms that the existing ambient noise climate at the site is dominated by road traffic noise associated with the A3290. The consultant concludes that, in a worst-case scenario, the increase from six to eight occupants would give rise to an increase in noise of approximately 1.25 dB, which is below the generally accepted threshold of perceptibility for human hearing (~3 dB). No external plant, machinery, or amplified sound sources are proposed and there are no external alterations associated with the application.

Given the modest scale of the increase in occupancy, the established residential nature of the use, and the absence of any operational development, it is considered that, provided the premises is appropriately managed, the proposal should not unacceptably harm the amenities of adjoining occupiers.

Other Environmental Considerations

- Air quality: No AQMA issues identified and no significant increase in traffic movements anticipated.
- Land contamination: No ground disturbance proposed.
- Waste: Existing domestic refuse and recycling arrangements are considered adequate for the proposed occupancy.

There is no objection to the proposed development from an environmental protection perspective.

Conditions & Reasons (if required)

n/a

Date:	30.04.2026	Signed:	<i>K.Pates</i>
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