

Date: 15 August 2024
Application: 242027



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

PN Class MA Commercial to Resi Consultation

Application Number: 242027

Applicant: Singh

Site Address: 68 - 70 Peach Street, Wokingham, Berkshire

Parish: Wokingham Town

Grid Reference: Easting - 481423, Northing - 168691

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

Case Officer: Rowan Reynolds

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 242027. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	242027
Address:	68 - 70 Peach Street, Wokingham, Berkshire.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.		
Type of Development:			
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

In reviewing this application from an environmental health perspective, my role as a consultee is to support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed properties or nearby properties.

I have no EH objection in principle to this proposal, naturally the new dwellings must be compliant with British Standards for noise and ventilation.

Where waste from the new dwellings is to be stored and presented for collection should be clearly described in the plans. This is to avoid any waste accumulations leading to rodent activity.

I would also recommend adherence to our permitted hours for noisy works, which are 08:00 to 18:00 Mon to Fri and 08:00 to 13:00 Saturday, no working on Sundays or bank Holidays

I outline two conditions below that I would recommend are applied to inform the design and protect the future occupants of the proposed dwellings. If no external plant is proposed as part of this development, then that condition is not needed.

Conditions & Reasons (if required)

Noise Insulation for Dwellings.

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	11/09/2024	Signed:	C Christofis
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