

Date: 18 October 2024
Application: 242599



**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,

Householder Consultation

Application Number: 242599

Applicant: A Long

Site Address: 30 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH

Parish: Shinfield

Grid Reference: Easting - 472496, Northing - 166597

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension with skylight, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.

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 242599. 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:	242599
Address:	30 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with skylight, detached outbuilding, installation of solar panels to front and rear roof slope and installation of two air conditioning units on rear elevation.		
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

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 site or nearby properties.

My comments are from an environmental health perspective only.

There is an environmental concern with this proposal because of the installation of 2 x air conditioning units on the rear of the property. It is unusual to install 2 such units to service one residential property, I wonder if one of the units is an air source heat pump? the limited spec sheets provided show a max noise output in the region of 65dB max output, unfortunately the spec sheets are not specific.

The site is a detached property, looking on our GIS it appears around 10 to 15m to the neighbouring properties from the installation site, the installation of 2 units adjacent to each other also present a dilemma as there may be a cumulative effect from the tonal nature of the noise of both units working together.

It is hard to speculate on how these units may affect the noise environment in the immediate area, in my view the application will be better served to be supported by a noise assessment carried out by a suitably qualified consultant, this will identify all of the facts and if any mitigation measures are necessary or if the installation site is appropriate. I would

recommend this is provided to support this application; a suitable condition is outlined below if required.

Conditions & Reasons (if required)

Noise Assessment.

A noise assessment to be carried out to identify any mitigation measures required to ensure that the installation site and nearby properties amenity is not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider the standards in Wokingham policy CC06 on noise, which are in line with BS8223, and other appropriate guidance.

The assessment shall identify all sources of noise including plant or machinery and present a clear mitigation strategy.

Reason - To protect the occupiers of the nearby dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. 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: 05/12/2024

Signed: C Christofis