

Date: 4 November 2024
Application: 242293



**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: 242293

Applicant: Mr Vaarun Goswami

Site Address: 9 Rowland Way, Earley, Wokingham, RG6 5TE

Parish: Earley

Grid Reference: Easting - 473667, Northing - 170880

Type of Development: Other Change of Use

Proposal: Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).

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 242293. 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:	242293
Address:	9 Rowland Way, Earley, Wokingham, RG6 5TE.		
Proposal:	Full application for change of use of the existing garden outbuilding to a beauty salon (use class Sui Generis). (Retrospective).		
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

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.

The building is a small brick-built outbuilding in a properties back garden, there appears to be no noise generating activity associated with this application, although in order to properly advice planning I will need clarification to be sure, we need to be clear on what we are granting permission for.

Looking at this building I can see there is a toilet installed, can the applicant please advise if this is connected to the mains sewage system for the property and if Thames Water have been advised and permission granted.

I require some more information before offering EH advice for this application.

I am mindful that there may be a licensable activity here depending on what the exact activity is.

Please may I ask for additional information for the following.

- What are the intended hours of use (operational hours) of this facility?

- What commercial/clinical waste arrangements does the applicant have in place?
- The activity is described as 'beauty treatments', can we please have a specific list of all of the treatments to be provided in this building.
- Who exactly is carrying out the beauty treatments?
- What noise generating equipment (if any) will be in use?
- Is this part of the homeowner's family business or is it to be a separate business entity?
- What are the qualifications for the person(s) carrying out these treatments?

Thank you

Conditions & Reasons (if required)			
Date:	12/11/2024	Signed:	C Christofis