

Date: 20 May 2025
Application: 251187



**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,

Full Planning Approval Consultation

Application Number: 251187

Applicant: Dr Ahmed Aleshaiker

Site Address: 281-283, Loddon Bridge Road, Reading, RG5 4BE

Parish: Invalid code

Grid Reference: Easting - 476644, Northing - 173235

Type of Development: Other Change of Use

Proposal: Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.

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 251187. 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:	OBI ONYECHI EHO		
Service	WBC Environmental Health	App No:	251187
Address:	281-283, Loddon Bridge Road, Reading, RG5 4BE.		
Proposal:	Full application for the change of use of 283 Loddon Bridge Road to a dental practice, to be used in conjunction with the existing dental practice at 281 Loddon Bridge Road. Including the addition of an open sided canopy link.		
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

Conditions & Reasons (if required)

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Noise Impact and Control

Given the proposed change of use to a dental practice within a semi-detached residential property, there is potential for noise impacts to adjoining dwellings from: Dental equipment (e.g. compressors, suction units), Increased footfall and vehicle activity, Any proposed mechanical plant (e.g. air conditioning or extraction systems).

Recommendation:

A Noise Impact Assessment should be submitted to assess and mitigate noise transmission to neighbouring properties. Sound insulation or acoustic separation measures may be required between practice areas and party walls.

Hours of Operation

To minimise impact on residential amenity, I recommend the following operational hours be conditioned:

Monday to Friday: 08:00 – 18:00
Saturday: 09:00 – 13:00
Sundays and Bank Holidays: Closed

Any variation should be subject to additional justification and assessment.

Ventilation and Odour Control

If the change of use includes sterilisation rooms, laboratories, or procedures generating odour, details of ventilation and filtration systems (e.g. HEPA or carbon filters) must be provided. These should discharge away from residential windows or amenity spaces.

External Plant and Equipment

Any mechanical plant (e.g. air conditioning, extraction units) must be:
Appropriately sited and acoustically screened where necessary,
Operated within acceptable noise limits (BS4142:2014),
Maintained to avoid nuisance or vibration to adjacent properties.

We recommend that details of such equipment be submitted for approval prior to installation.

Lighting

External lighting should be designed to:
Prevent light spillage onto neighbouring dwellings,
Use appropriate shielding, timers, or motion sensors where appropriate.

Construction Phase

To manage environmental impacts during a technical note or, a Construction Management Plan (CMP) should be secured via condition, to include:

Working hours limited to:

08:00–18:00 Monday to Friday,

08:00–13:00 Saturday,

No work on Sundays or Public Holidays.

Measures for dust, noise and vibration control,

Responsible site waste storage and disposal.

Conclusion

Environmental Health has no objection in principle, subject to the following:

Submission of the Noise Impact Assessment,

Confirmation of ventilation/extraction arrangements,

Conditions securing operating hours and a Construction Management Plan.

Date:

30/07/25

Signed:

O.Onyechi