

Date: 8 October 2024
Application: 242543



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 242543

Applicant: Mr Jason Bennett

Site Address: 79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU

Parish: Shinfield

Grid Reference: Easting - 472052, Northing - 167021

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).

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 242543. 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:	242543
Address:	79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU.		
Proposal:	Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).		
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

As a consultee my role is to advise planning if there is any environmental health concern as a result of this proposal and if it is likely to affect the amenity of the proposed property or nearby properties.

The proposal involves the homing of 4 x young people and 2 x staff.

I can see from the plans that closed board fencing is proposed around the site boundary. This helps contain noise.

I also read a document titled noise control plan.

From an EH perspective the only concern with this proposal is if noise levels are increased over and above that which would be normally expected from a family home. The noise control plan does mention that noise will be regulated by the staff on the site, one would assume this to include all kinds of noise, however, I am concerned there is no specific mention of music as this is often the most intrusive type of noise, I would recommend the inclusion of a specific policy on music being played by residents living at the facility and staff at 'events' as part of this noise control plan, given the availability of small Bluetooth speakers and various earbuds it would not be unreasonable to suggest that music noise should not be audible outside of the boundary of the property for a well run facility.

This would reassure nearby residents that the development of this proposal will not at some time lead to regular noise disturbance through music.

With a specific music specific policy and an undertaking to regulate general noise, I can so no objection to this proposal.

Conditions & Reasons (if required)			
Date:	26/11/2024	Signed:	C Christofis