

Date: 26 May 2026
Application: 261112



**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: 261112

Applicant: Lauren Wright

Site Address: 9 Hurricane Way, Woodley, Wokingham, RG5 4XJ

Parish: Woodley

Grid Reference: Easting - 477490, Northing - 173459

Type of Development: Other Change of Use

Proposal: Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)

Case Officer: Claire Moore

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 261112. 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 requested from the case officer.

Your observations are required in respect of this application by **16 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261112
Address:	9 Hurricane Way, Woodley, Wokingham, RG5 4XJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (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

The proposal is not considered to give rise to significant concerns. The use of the land as residential garden is consistent with typical domestic activity and is unlikely to generate noise or disturbance beyond what would reasonably be expected within a residential setting. There is no indication of commercial use or the introduction of plant or equipment that would give rise to statutory nuisance.

The erection of boundary fencing is also considered to be standard domestic development. Based on the information available, there is no evidence to suggest that the boundary treatment would result in adverse impacts in terms of noise, loss of light, or other environmental health issues affecting neighbouring properties.

No information has been provided to suggest contamination, land instability, or drainage concerns associated with the change of use. The site appears to remain predominantly soft landscaped, and no significant alterations to ground conditions are identified.

Given the retrospective nature of the application, it is relevant to note that no evidence has been presented to indicate that the development has resulted in complaints or adverse environmental health impacts since its construction.

Environmental Health raises no objection to this application.

Conditions & Reasons (if required)			
n/a			
Date:	12.06.2026	Signed:	<i>K.Pates</i>