

Date: 26 May 2026
Application: 261121



**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: 261121

Applicant: Mrs Jo Lovell

Site Address: Wokingham Youth Centre, Reading Road, Wokingham, RG41 1EG

Parish: Wokingham

Grid Reference: Easting - 480640, Northing - 169030

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a free standing pitched roof canopy to the front to facilitate relocation of main entrance plus changes to fenestration, new canopy over existing cycle store along with associated landscaping and new drop kerb following demolition of a buggy store

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 261121. 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:	261121
Address:	Wokingham Youth Centre, Reading Road, Wokingham, RG41 1EG.		
Proposal:	Full application for the proposed erection of a free standing pitched roof canopy to the front to facilitate relocation of main entrance plus changes to fenestration, new canopy over existing cycle store along with associated landscaping and new drop kerb following demolition of a buggy store		
Type of Development:	Minor All other developments		
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 proposals relate to a modest alteration to an established community use and do not introduce any new or intensified activities on the site. The relocation of the entrance and associated changes are primarily intended to improve accessibility, usability and weather protection for building users. As such, the operational characteristics of the site will remain largely unchanged. There is no indication that the development will give rise to increased noise levels or disturbance, and no new plant or external activity areas are proposed. On this basis, it is considered that the proposal will not have any detrimental impact on neighbouring amenity in terms of noise.

The scale and nature of the works are limited, consisting primarily of minor building alterations, installation of canopies and localised regrading of ground levels. While there may be some short-term disturbance during the construction phase, these impacts are expected to be minimal and typical of small-scale development of this nature. Given the limited extent of the works, no specific controls are considered necessary in this instance.

The proposal does not give rise to any concerns in respect of air quality, as there are no new emission sources or changes likely to affect traffic generation. Similarly,

there are no identified issues relating to contaminated land, and the works do not involve significant excavation. Any external lighting associated with the new entrance would be expected to be standard for a facility of this type and is unlikely to result in light nuisance.

Overall, the proposal is considered to represent a small-scale improvement to an existing community facility that will not result in any harmful environmental health impacts. Accordingly, Environmental Health raises no objection to the application.

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