

Date: 27 May 2026
Application: 261104



**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: 261104

Applicant: Mrs Angela Chambore

Site Address: 177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD

Parish: Woodley

Grid Reference: Easting - 477370, Northing - 172776

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway

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 261104. 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 **17 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261104
Address:	177 Colemans Moor Road, Woodley, Wokingham, RG5 4DD.		
Proposal:	Full application for the proposed change of use of amenity land to residential garden, including the erection of a 2.0m high boundary fence set back from the highway		
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 relates to the change of use of amenity land to residential garden and erection of a 2.0 m boundary fence. The development is small-scale in nature and not considered likely to result in significant impacts in terms of noise, disturbance, air quality, or other environmental health matters.

The site is located adjacent to a busy road, and the provision of a larger enclosed garden area may offer a modest improvement in terms of safety and usability for occupants, particularly children, by reducing direct exposure to the highway.

Any increased activity associated with the extended garden area would be consistent with normal residential use and would not be expected to give rise to statutory nuisance.

Overall, there is no objection from an Environmental Health perspective.

Conditions & Reasons (if required)

n/a

Date:	12.06.2026	Signed:	<i>K.Pates</i>
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