

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	PLANNING
Service	Enforcement & Safety	App No:	251296
Address:	Oak Dale, Lower Wokingham Road, Crowthorne, RG45 6BX		
Proposal:	Discharge of condition consultation		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The Environmental Protection Team have reviewed the Noise Assessment prepared by Hawkins Environmental. Reference: H4397 – NV – v1, Dated: May 2025. Section 4.2, page 33 of the report identifies road traffic noise as the primary noise source. The representative background noise levels for the daytime period was 48dB, the nighttime background levels 25dB was considered as the representative for the nighttime period.

The Noise Impact Assessment has concluded the noise from the road traffic and the wider environment is considered as low risk under the Pro -PG with noise levels between the Lowest Observed Adverse Effect Level (LOAEL) and the Significant Observed Adverse Effect Level (SOAEL) therefore if the site is to come forward for residential development, noise must be considered and it must be mitigated and reduced to a minimum. It has been shown that the recommended maximum internal noise levels for each room use under BS 8233 can be achieved through the provision of suitable glazing and ventilation.

Section 6.2.2 and Section 6.2.3 of this report state the glazing, ventilation and overheating requirements for the front of the site facing Lower Wokingham Road, where the measurements were undertaken. This is considered to be the worst affected façade. However, accommodation to the rear of the development, without a direct view of Lower Wokingham Road, is likely to benefit from lower noise levels. Regarding glazing requirements, Section 6.2.2 of the report states that standard double glazed windows will be adequate on the front façade.

The report states as noise levels will be lower to the rear, it is possible to conclude that standard double glazed windows will also be suitable for windows without a direct view of Lower Wokingham Road. Regarding overheating and whether windows can be opened, Section 6.2.3 notes that windows cannot be opened to deal with overheating. Since noise levels will be lower at accommodation to the rear of the development, without a direct view of Lower Wokingham Road, it is anticipated that noise levels would result in a “medium” risk under the AVO Guide and therefore the opening of windows where internal noise levels exceed the recommended levels within BS 8233 may be acceptable to address overheating, depending on the duration that windows need to be opened.

The noise report states habitable rooms facing Lower Wokingham Road will be the worst affected and therefore Rw of 33 dB or more standard double glazing will suffice. The Environmental Protection Team would require verification of the mitigation prior to occupation of the proposal.

Conditions & Reasons (if required)

The noise report states habitable rooms facing Lower Wokingham Road will be the worst affected and therefore Rw of 33 dB or more standard double glazing will suffice. The Environmental Protection Team would require verification of the mitigation prior to occupation of the proposal.

Date:

22.7.25

Signed:

T. Rafiq