

Date: 23 June 2026
Application: 261460



**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,

Permission In Principle Consultation

Application Number: 261460

Applicant: Mr Stuart Brooks

Site Address: Woodland Glade adj to, 6 St. Michaels Cottages, Old Wokingham Road, Wokingham, Berkshire, RG403DU

Parish: Wokingham Without

Grid Reference: Easting - 484089, Northing - 165609

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed development of 2no. self-build dwellings.

Case Officer: Tariq Bailey-Biggs

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 261460. 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 **14 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261460
Address:	Woodland Glade adj to, 6 St. Michaels Cottages, Old Wokingham Road, Wokingham, Berkshire, RG403DU.		
Proposal:	Permission in principle application for the proposed development of 2no. self-build dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 proposed development comprises a small-scale residential scheme of up to two dwellings. Based on the information submitted, there are no obvious environmental health constraints that would warrant an objection to the principle of residential development at this location. Matters relating to construction impacts, noise, dust, waste management, lighting and residential amenity can be appropriately considered at the subsequent stage, should Permission in Principle be granted.

No contaminated land concerns have been identified from Environmental Health records and there are no Environmental Health grounds to object to the principle of the proposed development

Conditions & Reasons (if required)

n/a

Date:	07.07.2026	Signed:	<i>K.Pates</i>
--------------	------------	----------------	----------------