

Date: 8 January 2025
Application: 243244



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,

Householder Consultation

Application Number: 243244

Applicant: Riaz K & F Khyshzai & Rana

Site Address: 36 Pitts Lane, Earley, Wokingham, RG6 1BT

Parish: Earley

Grid Reference: Easting - 474885, Northing - 173487

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion to create habitable accommodation including insertion of additional roof lights, amendments to the gate and boundary fence plus installation of 3no. air conditioning units. (part-retrospective)

Case Officer: Marcus Watts

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 243244. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	243244
Address:	36 Pitts Lane, Earley, Wokingham, RG6 1BT.		
Proposal:	Householder application for the proposed loft conversion to create habitable accommodation including insertion of additional roof lights, amendments to the gate and boundary fence plus installation of 3no. air conditioning units. (part-retrospective)		
Type of Development:	Other Householder		
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

On review of this proposal and having read the comments of nearby residents, clearly there is concern over noise emanating from the proposed air conditioning unit(s) at the property. The unit to be installed is described as having a maximum noise output of 56dB, this is not a low noise unit, it is my view that a noise assessment is required to clearly demonstrate that noise will not become a nuisance to neighbours.

I am conscious that there is a cost factor involved, but also conscious that we cannot accept a proposal based on guesswork, we need hard facts to process. It is incumbent on the agent of change i.e. the proposer to clearly demonstrate that the installation is feasible. I outline a suitable condition as it may be applied below.

I have no EH objection in principle to the proposal as long as the plant installation is within accepted guidelines.

Conditions & Reasons (if required)

Noise Assessment.

A noise assessment to be carried out to identify any mitigation measures required to ensure that the Air Con Unit(s) installation site and nearby properties amenity is not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider the standards in Wokingham policy CC06 on noise, which are in line with BS8233, and other appropriate guidance.

The assessment shall identify all sources of noise including other plant or machinery and present a clear mitigation strategy.

Reason - To protect the occupiers of the nearby dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:	18/02/2025	Signed:	C Christofis
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