

Date: 6 September 2024
Application: 242171



**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,

Full Planning Approval Consultation

Application Number: 242171

Applicant: Mr & Mrs Soni

Site Address: 37 Commons Road, Wokingham, Wokingham, RG41 1JJ

Parish: Invalid code

Grid Reference: Easting - 479611, Northing - 170127

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.

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 242171. 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:	242171
Address:	37 Commons Road, Wokingham, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.		
Type of Development:	Minor Dwellings (1-9)		
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 the documents submitted in support of this application I can see no public health risk; the plans present no environmental health concerns.

If there is any intention to install any external plant such as an ASHP this will need to be looked at from a noise perspective.

No EH objections to this proposal

Advisory

All waste is to be removed from the site by a registered waste carrier, no burning of waste from the demolition is permitted on the site at any time.

Our permitted noisy working hours are 08:00 to 18:00 Mon-Fri 08:00 to 13:00 Saturday and no noisy working on a Sunday or Bank Holiday.

If the property to be demolished has stood empty for any length of time it may be advisable to employ pest control measures pre demolition.

Conditions & Reasons (if required)

Date:	08/10/2024	Signed:	C Christofis
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