

Date: 15 August 2024
Application: 242027



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

PN Class MA Commercial to Resi Consultation

Application Number: 242027

Applicant: Singh

Site Address: 68 - 70 Peach Street, Wokingham, Berkshire

Parish: Wokingham Town

Grid Reference: Easting - 481423, Northing - 168691

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.

Case Officer: Rowan Reynolds

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 242027. 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:	242027
Address:	68 - 70 Peach Street, Wokingham, Berkshire.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor to 2 no. dwellings.		
Type of Development:			
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

EH comments update, previous comments remain valid, these are additional comments.

Planning have registered some concerns for noise from the loading area adversely affecting the proposed new dwellings.

I think it is likely that in order to demonstrate adherence to the noise insulation condition applied they will need to complete a noise assessment; we could have conditioned this as a pre commencement condition.

To meet BS8233 standard there, is it will likely require mitigation measures, given the location, usually double or triple glazing and mechanical ventilation, so windows do not need to be open. The proximity to the loading area isn't ideal, but not necessarily prohibitive for noise if the build quality is appropriate, it look like there are other flats above the commercial units to the right.

They will have to demonstrate how *the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.* That is not a simple thing to achieve and does need real mitigation measures, we will look in detail at what they propose for noise mitigation, I would say if it doesn't involve double or triple glazing and perhaps acoustically baffled mechanical ventilation, it is unlikely to be adequate and comply with the condition.

I am personally concerned about a lack of natural light from a mental health perspective, but it is not something we would usually comment on, one thinks of basement flats with minimal

natural light, I think this is more relative to our policy on this and national guidance.

An appropriate condition for a noise assessment is outlined below for information

Conditions & Reasons (if required)

Noise Assessment.

Prior to commencement of development, a full noise assessment should be conducted by an appropriately qualified consultant, this should be submitted to the local authority for approval. This can inform the proposal to achieve best practice and good acoustic design.

This report is to identify all noise implications in the area (including the commercial loading area) and a clear scheme of recommended works, or such other steps as may be necessary to minimize the effects of noise on future occupants of the development.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. 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:	25/09/2024	Signed:	C Christofis
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