

Date: 23 April 2026
Application: 260830



**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,

Full Planning Approval Consultation

Application Number: 260830

Applicant: Mr Bhogal

Site Address: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

Parish: Woodley

Grid Reference: Easting - 476659, Northing - 173181

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.

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 260830. 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 **15 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260830
Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL.		
Proposal:	Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.		
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

The proposal is residential in nature and, having regard to matters within Environmental Health's remit including noise, air quality, land contamination and residential amenity, no significant adverse impacts are anticipated.

The site is located within an established residential area and is not within an Air Quality Management Area. The scale and nature of the development is such that no specific controls relating to noise, hours of operation, or air quality are considered necessary. Refuse and recycling provision is indicated on the submitted plans and is acceptable in principle.

There are no records to indicate land contamination affecting the site; however, as with any development involving groundworks, there remains the potential for unforeseen contamination to be encountered. On this basis, it is recommended that a standard unexpected contamination condition is attached to any grant of permission.

Conditions & Reasons (if required)			
Date:	05.05.2026	Signed:	<i>K.Pates</i>