

**Date:** 29 August 2024  
**Application:** 241990



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Environmental Health

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Environmental Health,

**Full Planning Approval Consultation**

**Application Number:** 241990

**Applicant:** Mr Robert Evans

**Site Address:** 6 Liddell Close, Finchampstead, Wokingham, RG40 4NS

**Parish:** Finchampstead

**Grid Reference:** Easting - 479348, Northing - 163023

**Type of Development:** Other Change of Use

**Proposal:** Full application for the proposed change of use from an office to a residential ground floor flat with associated landscaping and parking.

**Case Officer:** Kieran Neumann

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 241990. 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

|                             |                                                                                                                                            |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Chris Christofis<br>Env Protection Officer                                                                                                 |                |        |
| <b>Service</b>              | WBC Environmental Health                                                                                                                   | <b>App No:</b> | 241990 |
| <b>Address:</b>             | 6 Liddell Close, Finchampstead, Wokingham, RG40 4NS.                                                                                       |                |        |
| <b>Proposal:</b>            | Full application for the proposed change of use from an office to a residential ground floor flat with associated landscaping and parking. |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                        |                |        |
| <b>Site Visit Made:</b>     | 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

No EH objection to this proposal in principle, we would expect the new residential flat to be compliant with BS8233 in terms of glazing and ventilation, and in line with accepted building control regulations.

Where waste is to be presented for collection should be considered, collection is likely to be from a full sized waste lorry, I would recommend liaising with the councils waste management so they know there is a residential collection from that location.

## Conditions & Reasons (if required)

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 07/10/2024 | <b>Signed:</b> | C Christofis |
|--------------|------------|----------------|--------------|