

Date: 30 September 2025
Application: 251821



**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: 251821

Applicant: Mr R WILLMOTT

Site Address: 67 Ellis Road, Crowthorne, Wokingham, RG45 6PP

Parish: Wokingham Without

Grid Reference: Easting - 483780, Northing - 164670

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.

Case Officer: Cameron Young

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 251821. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi Eh Officer		
Service	WBC Environmental Health	App No:	251821
Address:	67 Ellis Road, Crowthorne, Wokingham, RG45 6PP.		
Proposal:	Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and 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

Environmental Health has reviewed the proposed development. The site is located within an established residential area and is not expected to give rise to significant environmental health issues.

However, to safeguard the amenity of neighbouring occupiers and to ensure the development accords with local planning policy, the following conditions are recommended:

Conditions & Reasons (if required)

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Construction Working Hours

No construction or demolition work, or deliveries to and from the site, shall take place outside the following hours:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- No work or deliveries on Sundays or Public Holidays.

Reason:

To protect the amenity of nearby residential occupiers during the demolition and

construction phases, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the Managing Development Delivery Local Plan (MDD Local Plan), and the provisions of paragraph 185 of the National Planning Policy Framework (NPPF), which seek to prevent adverse noise and disturbance impacts from development.

Dust and Noise Control During Construction

The developer shall ensure that best practicable means are employed to minimise dust, noise, and vibration emissions during demolition and construction, in accordance with relevant guidance (such as BS 5228 and the Control of Pollution Act 1974).

Reason:

To prevent unacceptable impacts on air quality and noise levels affecting neighbouring properties, thereby protecting residential amenity and ensuring compliance with Policy CP3 (General Principles for Development) and Policy TB21 (Landscape Character and Amenities) of the Wokingham Development Plan, and paragraph 185 of the NPPF.

Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site, no further development (unless agreed otherwise in writing with the Local Planning Authority) shall be carried out until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that any contamination discovered during development is properly assessed and remediated to prevent risk to human health or the environment, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the MDD Local Plan, and paragraph 183 of the NPPF.

Subject to the above conditions, Environmental Health raises no objection to the proposal. The recommended controls are necessary to safeguard the residential amenity of nearby occupiers and to ensure the development complies with the Wokingham Borough Council Local Development Plan and relevant national guidance on environmental protection.

Date:	06/11/2025	Signed:	O.Obi
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