

Date: 20 March 2026
Application: 260611



**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: 260611

Applicant: Mr & Mrs Pearce

Site Address: 65 New Road, Ruscombe, Wokingham, RG10 9LN

Parish: Ruscombe

Grid Reference: Easting - 479546, Northing - 176774

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.

Case Officer: James Fuller

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 260611. 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 **12 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260611
Address:	65 New Road, Ruscombe, Wokingham, RG10 9LN.		
Proposal:	Full application for the proposed erection of 1 no. dwelling following demolition of the existing dwelling and outbuilding.		
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 application proposes the demolition of the existing dwelling and the construction of a larger replacement dwelling within an established residential area.

No concerns are identified in respect of contaminated land, noise, air quality, odour or artificial lighting, and any construction impacts would be temporary in nature and capable of being managed through standard construction practices.

Having regard to neighbourhood amenity, plans have removed a first-floor side-facing window following pre-application discussions, reducing the potential for overlooking.

Based on the submitted layout and separation distances, the proposal is not considered likely to result in an unacceptable loss of privacy or an overbearing impact on neighbouring occupiers.

On this basis, no objection is raised on Environmental Health grounds.

Conditions & Reasons (if required)

n/a

Date:	10/04/2026	Signed:	<i>K.Pates</i>
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