

Date: 14 April 2026
Application: 260870



**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,

Discharge of condition Consultation

Application Number: 260870

Applicant: Mrs Rebecca Ruscoe

Site Address: 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham

Grid Reference: Easting - 479847, Northing - 166966

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.

Case Officer: Abi Peacock

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 260870. 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 **5 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260870
Address:	171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.		
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

This submission has been reviewed in relation to Condition 5 of planning permission 231351 (12/11/2024), which requires details of external lighting to ensure that it does not result in unacceptable light spill, glare, or visual intrusion.

The application is supported by the External Lighting and Electrical Services Layout (Drawing No. 1678-300 P01, March 2026), which sets out the location, type, mounting heights and control arrangements for all external lighting. The scheme comprises wall-mounted and column-mounted luminaires, with low-level bollard lighting to pedestrian routes where required.

Lux calculations have been submitted for key external areas and demonstrate that lighting levels are appropriate for safety and accessibility, while remaining modest and proportionate. Lighting is directed towards internal circulation areas, limiting the potential for light spill beyond the site.

The scheme includes photocell and timed controls, with PIR controls to specific areas such as the bin store. No decorative or architectural lighting is proposed.

Based on the submitted information, the external lighting is considered acceptable and there is no objection to the discharge of Condition 5.

Conditions & Reasons (if required)			
n/a			
Date:	27.04.2026	Signed:	<i>K.Pates</i>