

Date: 24 November 2025
Application: 251096



**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,

Householder Consultation

Application Number: 251096

Applicant: A. Tong

Site Address: 58 Langborough Road, Wokingham, Wokingham, RG40 2BT

Parish: Invalid code

Grid Reference: Easting - 481309, Northing - 168250

Type of Development: Other Householder

Proposal: Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, a carport, alterations to fenestration and external materials, plus the addition of a heat pump and solar panels, following the demolition of existing garage.

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 251096. 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 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	251096
Address:	58 Langborough Road, Wokingham, Wokingham, RG40 2BT.		
Proposal:	Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, a carport, alterations to fenestration and external materials, plus the addition of a heat pump and solar panels, following the demolition of existing garage.		
Type of Development:	Other Householder		
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

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.

From an Environmental Health perspective, the proposal is acceptable in principle provided the applicant ensures the works do not result in undue noise, disturbance, or loss of amenity to neighbouring properties.

Particular attention should be given to potential noise from the heat pump, ensuring its siting and specification minimise impact along with appropriate management of construction noise, dust, and waste.

The extension, dormer, carport, and associated alterations should be designed and implemented to maintain acceptable levels of privacy, outlook, and daylight for adjacent occupiers.

No further Environmental Health concerns are identified at this stage.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this

development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

1/12/2025

Signed:

O.Obi