

Date: 8 June 2026
Application: 261333



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261333

Applicant: Mrs Emma McKay

Site Address: 5 Tickenor Drive, Finchampstead, Wokingham, RG40 4UD

Parish: Finchampstead

Grid Reference: Easting - 479863, Northing - 165430

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1 no. detached outbuilding to be used to operate a dog grooming business.

Case Officer: Annabelle Jones

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 261333. 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 **29 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261333
Address:	5 Tickenor Drive, Finchampstead, Wokingham, RG40 4UD.		
Proposal:	Full application for the proposed erection of 1 no. detached outbuilding to be used to operate a dog grooming business.		
Type of Development:	Minor All other developments		
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 proposal relates to the construction of a small detached outbuilding within the residential curtilage to be used for a low-intensity, appointment-only dog grooming business. The development is intended to operate on a limited scale, serving a small number of dogs per day with no associated boarding, breeding, or other ancillary activities.

Given the nature and scale of the proposed use, Environmental Health considers that the development is unlikely to give rise to significant adverse impacts in terms of noise, disturbance, or general amenity. The use would remain ancillary to the residential property and activity levels are expected to be modest.

It is noted that the applicant has proposed the following hours of operation:

- Monday to Friday: 09:00–18:00
- Saturday: 09:00–13:00
- No Sundays or Bank Holidays

Environmental Health considers that the restriction of operating hours would be sufficient to help protect neighbouring amenity. On this basis, there is no objection to the proposal.

Conditions & Reasons (if required)			
n/a			
Date:	12.06.2026	Signed:	<i>K.Pates</i>