

Date: 7 April 2026
Application: 260747



**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: 260747

Applicant: Mr Henry Butterfield

Site Address: 29 Denton Road, Wokingham, RG40 2DX

Parish: Wokingham

Grid Reference: Easting - 481356, Northing - 168485

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to 1 no. dwelling (Use Class C3).

Case Officer: Tariq Bailey-Biggs

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 260747. 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 **28 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260747
Address:	29 Denton Road, Wokingham, RG40 2DX.		
Proposal:	Full application for the proposed change of use of the building to 1 no. dwelling (Use Class C3).		
Type of Development:	Other Change of Use		
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 seeks the change of use of the property from a mixed use comprising a chiropractor practice (Use Class E) and a flat to a single dwellinghouse (Use Class C3), with no external alterations proposed.

The submitted Planning Statement confirms that only internal works are intended and that the scale and nature of the use would remain compatible with the surrounding residential character of the area.

In respect of amenity impacts, it is noted that the use of the building as a single dwelling is unlikely to result in unacceptable levels of noise or disturbance. Indeed, the proposed use may result in an improvement in amenity when compared to the existing commercial use, due to reduced visitor numbers and activity associated with the chiropractor practice.

On this basis, the proposal is not considered to give rise to any adverse amenity impacts, and no objection is raised.

Conditions & Reasons (if required)

n/a

Date:	24.04.2026	Signed:	K.Pates
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