

Date: 3 June 2026
Application: 261216



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261216

Applicant: Mr Stuart Williams

Site Address: Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479068, Northing - 171564

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels.

Case Officer: Cameron Young

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 261216. 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 **24 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261216
Address:	Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG.		
Proposal:	Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels.		
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

From an Environmental Health perspective, the primary consideration relates to the potential for noise and disturbance arising from the proposed leisure outbuilding and associated plant. Given that the proposed use of the outbuilding is domestic in nature, the overall risk is considered to be lower than that typically associated with commercial or intensified uses. However, the inclusion of a ground source heat pump system has the potential to generate low-level plant noise which, if not appropriately designed or located, could give rise to nuisance at neighbouring properties.

Whilst no specific details of the plant have been provided at this stage, it is recommended that further information is submitted in respect of the heat pump system, including its specification, siting and predicted noise levels. This will enable an assessment to ensure that noise arising from the equipment would not adversely impact the amenity of neighbouring occupiers.

No significant concerns are raised in respect of air quality, as the development is residential in scale and incorporates renewable energy features in the form of photovoltaic panels, which are environmentally beneficial. Similarly, there are no anticipated issues relating to odour or smoke. Waste and recycling arrangements

are indicated to be consistent with existing council services and are considered acceptable.

The site's current and historic use does not suggest a high likelihood of contamination; however, as a precautionary measure, a standard condition should be included to address the discovery of any unexpected contamination during the course of development.

Overall, Environmental Health raises no objection to the proposed development subject to further information regarding the heat pump.

Conditions & Reasons (if required)			
n/a			
Date:	16.06.2026	Signed:	K.Pates