

Date: 29 August 2024
Application: 242194



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,

PN Class MA Commercial to Resi Consultation

Application Number: 242194

Applicant: Riverlow Reading Ltd

Site Address: 59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP

Parish: Woodley

Grid Reference: Easting - 476093, Northing - 173106

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.

Case Officer: Kieran Neumann

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 242194. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	242194
Address:	59 Crockhamwell Road, Wokingham, Woodley, RG5 3JP.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises on the first floor (Units 2 and 3) to 3 no. dwellings, with associated ground floor entrance.		
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

In reviewing this application from an environmental health perspective, my role as a consultee is to support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed site or nearby properties.

My comments are from an environmental health perspective only.

We expect the proposed new dwelling to achieve the standards in both BS8233 and building regs.

The application is supported by a noise assessment by Hann Tucker Associates, this shows that the amenity in the proposed flats can be maintained to standards if; *'The separating floor construction must be designed to achieve a minimum on-site sound insulation performance of 45 dB DnT,w + Ctr, in line with the requirements of the Building Regulations. Depending on the tenants of the ground floor commercial areas a higher performance may be required to provide suitable acoustic separation'*.

I recommend this is conditioned.

Advisory

An appropriate bin storage area should be clearly shown in the plans, suitable for a full-sized waste lorry to empty, this is to avoid the build up of waste and the associated environmental issues that follow.

A drainage survey should be clear that existing capacity is adequate for sewage handling for the proposed new dwellings, it would be unfortunate to find it wasn't after completion.

Conditions & Reasons (if required)

Noise

The floor for the proposed flats must be designed to achieve a minimum on-site sound insulation performance of 45 dB DnT,w + Ctr, in line with the requirements of the Building Regulations. Depending on the tenants of the ground floor commercial areas a higher performance may be required to provide suitable acoustic separation.

In line with the noise assessment by Hann Tucker Associates provided in support of this proposal.

Reason - To protect the occupiers of the new dwellings from unreasonable noise levels and to ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:	02/10/2024	Signed:	C Christofis
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