

Date: 10 March 2026
Application: 260447



**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,

Variation/Removal of Condition Consultation

Application Number: 260447

Applicant: Saiyan Investments Ltd

Site Address: Twyford Orchards, Rolson House, London Road, Twyford, Wokingham, RG10 9HZ

Parish: Twyford

Grid Reference: Easting - 479726, Northing - 177233

Type of Development: Minor All other developments

Proposal: Application to vary condition 2 of planning consent 232561 for the "Full application for the proposed erection of two storey side extension to existing warehouse following demolition of the canopy roof structure and removal of storage containers." Condition 2 refers to Approved Details and variation is to allow to change to extension dimensions and amended drainage strategy.

Case Officer: Marcus Watts

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 260447. 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 **31 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260447
Address:	Twyford Orchards, Rolson House, London Road, Twyford, Wokingham, RG10 9HZ.		
Proposal:	Application to vary condition 2 of planning consent 232561 for the "Full application for the proposed erection of two storey side extension to existing warehouse following demolition of the canopy roof structure and removal of storage containers." Condition 2 refers to Approved Details and variation is to allow to change to extension dimensions and amended drainage strategy.		
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

Lighting

Revised lighting drawings (SK 02 Rev B and SK 03 Rev B) have been provided to reflect the updated building footprint. The updated assessment demonstrates that illumination levels, light spill and glare remain effectively controlled, and the changes ensure that the lighting scheme continues to operate within acceptable limits for surrounding receptors. The modifications strengthen clarity rather than introduce new lighting impacts.

Neighbourhood Amenity

The updated cross-sections confirm that the proposal continues to comply with daylight and overshadowing guidance for properties along London Road. As the amendment does not involve changes to traffic generation, operational hours, or any external activity areas, the development does not introduce additional noise or disturbance beyond what was previously approved. Neighbourhood amenity levels remain consistent with the earlier assessment and present no new issues in the respect of Environmental Health.

Conclusion

The revisions do not change the nature, scale, or impacts of the approved development. They remain consistent with the planning policies relevant at the time of granting permission 232561 and constitute appropriate minor material amendments under Section 73. The updated plans and technical documents offer enhanced clarity and reflect necessary refinements following further engagement with technical consultees.

Accordingly, there is no objection to the variation of Condition 2 as requested.

Conditions & Reasons (if required)

n/a

Date:	02/04/2026	Signed:	<i>K.Pates</i>
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