

Date: 2 October 2025
Application: 252297



**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: 252297

Applicant: .

Site Address: 26 Wargrave Road, Twyford, Wokingham, RG10 9PQ

Parish: Twyford

Grid Reference: Easting - 478796, Northing - 176225

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling with associated access and landscaping.

Case Officer: Connie Davis

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 252297. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH officer		
Service	WBC Environmental Health	App No:	252297
Address:	26 Wargrave Road, Twyford, Wokingham, RG10 9PQ.		
Proposal:	Full application for the proposed erection of 1no dwelling with associated access and landscaping.		
Type of Development:	Minor Dwellings (1-9)		
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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Having reviewed the submitted details, Environmental Health raises no objection to the proposed development in principle. The site lies within an established residential area, and the scale of the proposal is not expected to give rise to significant environmental health concerns.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	12/11/2025	Signed:	O.Obi
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