

Date: 15 April 2026
Application: 260751



**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: 260751

Applicant: Mr Justin Treverton

Site Address: Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG

Parish: Woodley

Grid Reference: Easting - 476719, Northing - 173370

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.

Case Officer: James Fuller

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 260751. 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 **7 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260751
Address:	Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG.		
Proposal:	Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.		
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

The site comprises previously developed (brownfield) land. While internal records do not identify any known land contamination associated with the site, brownfield land is inherently at a greater risk of contamination due to past uses, ground disturbance and the potential presence of made ground.

The proposal involves excavation and groundworks associated with the construction of a new residential dwelling. As a result, the possibility of unsuspected contamination cannot be discounted.

In view of this, and in line with standard Environmental Health practice, a precautionary approach is considered appropriate. A condition is therefore recommended requiring that, should any unexpected contamination be encountered during construction, works shall cease and the matter be reported to the Local Planning Authority, with appropriate assessment and remediation undertaken as necessary.

The development is limited to a single residential dwelling. No fixed plant, commercial activities or ongoing noise sources are proposed that would give rise to long-term noise or disturbance.

Some temporary noise and disturbance during the construction phase is inevitable. However, these impacts will be short-term in nature and can be adequately controlled through standard restrictions. No additional mitigation measures are considered necessary.

There are no significant concerns in respect of other statutory nuisances.

No objection.

Conditions & Reasons (if required)			
Date:	28.04.2026	Signed:	<i>K.Pates</i>