

MEMORANDUM

From:	Tahir Rafiq Enforcement Officer	To (Case Officer):	Wokingham Borough Council
Service	Enforcement & Safety	App No:	251586
Address:	8 Culver Lane, Earley, RG6 1DS		
Proposal:	consultation		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Request further information before determination as **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.

The proposal is for the erection of a 1-bedroom detached dwelling, the proposal is located within a residential area.

On review of the site, I see historic land contamination present on our GIS mapping, I would recommend the full contaminated land conditions to be applied to the proposal

We would expect the new dwelling to achieve BS8233 standards for glazing and ventilation to mitigate noise. I have no concerns for noise from normal living, if any ASHP or other external plant is to be installed this will need a separate assessment for noise, either a MCS assessment or full noise assessment.

As there are residential properties in close proximity I would also advice the construction working hours condition in the interest of the nearby residents.

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.

Land Contamination

No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

RE7 To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:

15.8.25

Signed:

T.Rafiq