

Date: 25 September 2025
Application: 252129



**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: 252129

Applicant: MR ANDREW RUSSELL

Site Address: 247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR

Parish: Finchampstead

Grid Reference: Easting - 480200, Northing - 166072

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed development of 1no. detached, three bed chalet bungalow.

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 252129. 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 **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252129
Address:	247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR.		
Proposal:	Full application for proposed development of 1no. detached, three bed chalet bungalow.		
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.

Environmental Health has reviewed with comments as follows:

Noise and Construction Hours

To protect nearby residents, construction and deliveries should only take place:

Monday–Friday: 8am–6pm

Saturday: 8am–1pm

No work on Sundays or Bank Holidays.

Contaminated Land

If unexpected contamination is found during works, development should stop, and the Council should be notified. A remediation plan must then be agreed before work continues.

Construction Management

A simple Construction Management Plan should be submitted before work starts, showing how noise, dust, and waste will be controlled during construction.

Lighting

Any external lighting should be designed to avoid glare or light spill onto neighbouring properties.

Conclusion:

No objection from Environmental Health, subject to the above conditions and informative.

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:	15/10/2025	Signed:	O.Obi
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