

Date: 8 June 2026
Application: 261331



**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,

Householder Consultation

Application Number: 261331

Applicant: David Cantle

Site Address: 7 Martins Drive, Wokingham, Wokingham, RG41 1NY

Parish: Wokingham

Grid Reference: Easting - 480545, Northing - 169542

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension plus installation of a AC unit following demolition of existing detached garage and shed.

Case Officer: Cameron Young

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 261331. 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 **29 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261331
Address:	7 Martins Drive, Wokingham, Wokingham, RG41 1NY.		
Proposal:	Householder application for the proposed erection of a single storey side extension plus installation of a AC unit following demolition of existing detached garage and shed.		
Type of Development:	Other Householder		
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

Environmental Health has reviewed the additional information submitted, including manufacturer acoustic data for the proposed Mitsubishi Electric MXZ-3F68VF (or equivalent approved unit), details of the proposed siting and proposed mitigation measures.

The submitted information confirms that the unit would be located approximately 5.5m from the nearest site boundary and approximately 6.5–7m from the nearest habitable part of the adjoining dwelling. The installation would incorporate anti-vibration mounts and isolation brackets to minimise vibration transmission. Whilst the manufacturer's data indicates that the unit is capable of operating at sound pressure levels of up to approximately 53dB(A) and has a sound power level of 63dB(A), the proposed separation distances and mitigation measures are considered likely to reduce the potential for adverse impacts on neighbouring occupiers. However, given the proximity of nearby residential receptors and in order to safeguard residential amenity, Environmental Health recommends a condition controlling plant noise emissions.

Environmental Health raises no objection subject to Condition

Conditions & Reasons (if required)			
CE2 – Control of Plant/Machinery Noise <i>All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.</i> Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policy CC06.			
Date:	17.07.2026	Signed:	K.Pates