

Date: 16 February 2026
Application: 260349



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Householder Consultation

Application Number: 260349

Applicant: Padmaja Gorthy

Site Address: 8 Tiptree Close, Earley, Wokingham, RG6 4HS

Parish: Earley

Grid Reference: Easting - 473885, Northing - 169872

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.

Case Officer: Claire Moore

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 260349. 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 **11 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates		
Service	WBC Environmental Health	App No:	260349
Address:	8 Tiptree Close, Earley, Wokingham, RG6 4HS.		
Proposal:	Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.		
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

A Noise Impact Assessment (dated 10 April 2026) was submitted in support of the proposed installation of the Cosy 12 air source heat pump.

The assessment has been prepared with reference to the NPPF, Noise Policy Statement for England (NPSE), BS 4142:2014 + A1:2019, and BS 8233:2014, and utilises ISO 9613-2 propagation modelling with conservative, worst-case assumptions, including hard ground conditions, façade reflections and a +3 dB tonal correction.

The assessment predicts a worst-case external Rating Level of 37 dB(A) at the nearest sensitive receptor. This level is within and below the prevailing ambient noise climate for the area (40–50 dB(A)) and is therefore considered unlikely to result in adverse impact, having regard to the guidance within BS 4142 relating to low absolute noise levels.

Predicted internal noise levels within the nearest habitable room are calculated as 27 dB(A) with windows partially open, which complies with the BS 8233:2014 internal night-time noise guideline of 30 dB(A) for bedrooms.

Based on the submitted information, it is satisfactory that the proposal complies with national planning and noise policy and is not expected to result in an adverse impact on neighbouring residential amenity.

There is no objection to the installation of the air source heat pump unit.

Conditions & Reasons (if required)

n/a

Date:	15.04.2026	Signed:	<i>K.Pates</i>
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