

Date: 25 March 2025
Application: 250644



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: 250644

Applicant: Mrs Sana Ubair

Site Address: 56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ

Parish: Winnersh

Grid Reference: Easting - 478367, Northing - 171096

Type of Development: Minor All other developments

Proposal: Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)

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 250644. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250644
Address:	56 Robin Hood Lane, Winnersh, Wokingham, RG41 5NQ.		
Proposal:	Full application for the change of use of existing residential dwelling to a mixed use of residential and childminding business and erection of outbuilding for childminding business. (Retrospective)		
Type of Development:	Minor All other developments		
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			
On review of this site and application I can see no flag for historic land contamination. The proposal is of a mixed-use site comprising residential and a child-minding business, for residential I have no concerns for noise, considering the commercial aspects the child-minding business this does warrant closer examination for noise potentially affecting nearby properties. The site is large enough for the proposed use in my opinion and having reviewed the child-minding business information provided I can see that noise will likely be no more than would be expected from a family. No EH objections or concerns for this proposal			
Conditions & Reasons (if required)			
Date:	14/05/2025	Signed:	C Christofis