

Date: 25 February 2026
Application: 260287



**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,

Full Planning Approval Consultation

Application Number: 260287

Applicant: Mr S Khan

Site Address: Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS

Parish: Twyford

Grid Reference: Easting - 478914, Northing - 177035

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.

Case Officer: Tariq Bailey-Biggs

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 260287. 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 **20 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260287
Address:	Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.		
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

Contaminated Land:

Although there is no material planning history for the site, records indicate that the land may be potentially contaminated. Given this, and despite the small scale of the proposal (one dwelling), a Phase 1 Desk Study and Preliminary Risk Assessment will be required to determine whether any contaminant linkages exist. Depending on the findings, a proportionate follow-up may be needed. Subject to these submissions and any necessary investigation.

Amenity Considerations:

The proposal is located within an established residential area, and the separation distances to neighbouring properties are sufficient to prevent unacceptable impacts on light, privacy, or outlook. However, given the proximity of surrounding homes, it would be reasonable to apply standard construction-hours restrictions to protect neighbouring amenity during the build.

Conditions & Reasons (if required)

Contaminated Land:

A contaminated land investigation shall be carried out by a suitably qualified professional.

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 Operation:

1. No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:
2. between the hours of 08:00 to 18:00 Monday to Friday; and
3. 08:00-13:00 on Saturday; and
4. at no time on Sundays or Bank or National Holidays except for
5. individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and approved in writing.

Where works are approved by the Local Planning Authority under (d), key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

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:	13.03.26	Signed:	<i>K.Pates</i>
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