

Date: 17 December 2025
Application: 253043



**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: 253043

Applicant: Mr Kashif Hafeez

Site Address: 10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED

Parish: Shinfield

Grid Reference: Easting - 473537, Northing - 170374

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (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 253043. 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 **10 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	253043
Address:	10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED.		
Proposal:	Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (retrospective).		
Type of Development:	Other Change of Use		
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 the application and raises no objection in principle. However, given the proposed mixed residential and commercial use, it is recommended that conditions be imposed to ensure that noise, odour, and disturbance arising from the commercial use do not adversely affect residential amenity, in accordance with Wokingham Borough Council policy.

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.

Environmental Health has reviewed the application and raises no objection in principle, subject to the following conditions:

Noise and Disturbance:

The commercial use shall not give rise to noise, vibration, or disturbance that

would adversely affect the amenity of neighbouring residential properties.

Reason: To protect residential amenity in accordance with Wokingham Borough Council Local Plan policies relating to environmental protection and the prevention of nuisance.

Odour and Fumes

Any odour, fumes, or emissions associated with the commercial use shall be suitably controlled and shall not cause nuisance to nearby dwellings.

Reason: To safeguard public health and amenity in line with Wokingham Borough Council environmental health policies.

Plant and Equipment:

Any fixed plant or equipment installed shall be designed, sited, and operated so as not to cause a statutory nuisance.

Reason: To ensure the development does not result in adverse environmental impacts, in accordance with Wokingham Borough Council policy.

Date:	14/01/25	Signed:	O.Obi
--------------	----------	----------------	-------