

**Date:** 18 December 2025  
**Application:** 252927



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Environmental Health

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Environmental Health,

**Full Planning Approval Consultation**

**Application Number:** 252927

**Applicant:** Miss Ikra & Zylaikha Arif

**Site Address:** 43 Old Bath Road, Sonning, Wokingham, RG4 6SY

**Parish:** Sonning

**Grid Reference:** Easting - 475424, Northing - 174212

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the existing dwelling.

**Case Officer:** Kieran Neumann

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 252927. 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 January 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                               |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | O.Obi<br>EH Officer                                                                                                                                           |                |        |
| <b>Service</b>              | WBC Environmental Health                                                                                                                                      | <b>App No:</b> | 252927 |
| <b>Address:</b>             | 43 Old Bath Road, Sonning, Wokingham, RG4 6SY.                                                                                                                |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. detached dwelling with associated parking and landscaping, following demolition of the existing dwelling. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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, subject to conditions to control noise from road traffic, air quality impacts, and construction-related noise and dust, in accordance with Wokingham Borough Council policy. Any unexpected land contamination encountered during works should be reported to the Local Planning Authority.

## 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.

|              |            |                |       |
|--------------|------------|----------------|-------|
| <b>Date:</b> | 14/01/2026 | <b>Signed:</b> | O.Obi |
|--------------|------------|----------------|-------|