

**Date:** 15 October 2025  
**Application:** 252455



**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:** 252455

**Applicant:** Mr & Mrs Westell

**Site Address:** The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

**Parish:** Finchampstead

**Grid Reference:** Easting - 480999, Northing - 162860

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

**Proposal:** Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings.

**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 252455. 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 **5 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

<b>From:</b>	O.Obi EH Officer		
<b>Service</b>	WBC Health	Environmental	<b>App No:</b> 252455
<b>Address:</b>	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
<b>Proposal:</b>	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings.		
<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 for the demolition of the existing dwelling and outbuildings and the construction of a replacement 4-bedroom dwelling with car port at The Old Thatch, Lower Sandhurst Road.

This is a like-for-like residential replacement and is not expected to introduce any significant environmental health impacts. Standard construction-phase noise, dust and working-hours controls should be observed to minimise disturbance to nearby residents. If any unexpected contamination is identified during demolition or groundworks, work should stop, and appropriate investigation carried out.

No objections are raised, and no specific Environmental Health conditions are considered necessary beyond standard informatives.

## 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>	1/12/25	<b>Signed:</b>	O.Obi
--------------	---------	----------------	-------