

Date: 25 July 2024
Application: 241865



**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: 241865

Applicant: Miss Kellie Johnson

Site Address: 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475146, Northing - 173961

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed three bedroom detached dwelling with associated parking and landscaping.

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 241865. 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:	241865
Address:	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Full application for proposed three bedroom detached dwelling with associated parking and landscaping.		
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

On review of the application for pre app advice our primary concern as a consultee to planning from an EH perspective is any risk to public health, including noise, lighting, land contamination or pollution.

I can see no threat to public health from this proposal and have no EH objection

Advisory.

How the new dwelling will be connected for potable water and sewage/foul drainage is fundamental to the success of the proposal, this should be clearly demonstrated in the plans.

Glazing and ventilation for the new dwelling should be compliant with BS8233 to mitigate noise and overheating.

Any external lighting should be sympathetic with surrounding buildings, adequate for needs but not overbright, Inst of Lighting Professionals Guidelines should apply.

How waste is to be presented for collection assuming a full-sized waste lorry should be clear in the plans.

If any asbestos is present in the existing building this must be removed according to current HSE guidelines by an appropriate professional and disposed of as hazardous waste

Conditions & Reasons (if required)

Date:	04/09/2024	Signed:	C Christofis
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