

Date: 27 August 2024
Application: 241833



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 241833

Applicant: Mr Bhaskar Basu

Site Address: 10 Thorney Close, Earley, Wokingham, RG6 3AF

Parish: Earley

Grid Reference: Easting - 476399, Northing - 171012

Type of Development: Other Change of Use

Proposal: Full application for the erection of a single storey rear extension and the change of use to a mixed use of residential and commercial, consisting of the use of the rear extension for dance lessons, plus conversion of the garage to habitable accommodation and changes to fenestration. (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 241833. 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:	241833
Address:	10 Thorney Close, Earley, Wokingham, RG6 3AF.		
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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

From an EH perspective we are concerned with noise from the proposed change of use for commercial purposes to a dance studio within a residential setting. The application is supported by a noise assessment by JG acoustics that shows no adverse effect on neighbouring properties from music played as part of dance classes in the proposed area.

This is a through report; however, it is based on the level of music during the assessment described as *'A small docking speaker is provided to playback Indian classical music at low levels. Music playback was observed to be infrequent and low to allow guided instruction without raised voices. The content of the music was observed to not exhibit any excessive low frequency component'*.

Clearly activity within the proposed area that meets this criterion has no adverse impact on neighbouring properties. In advising planning I am mindful that this assessment will completely change if a bigger or louder music system was to be employed.

To be thorough and for the safety and reassurance of neighbours, I would recommend that the type of music is conditioned as part of any permission if it was to be granted, a condition similar to that outlined below may be suitable.

Conditions & Reasons (if required)

Noise

Music played as part of this permission has been described as *'A small docking*

speaker is provided to playback Indian classical music at low levels'. The noise assessment in support of the application is based on this scenario and shows no adverse impact on neighbouring properties with this noise level.

Only a small docking speaker (or similar) that plays music at low levels is to be employed as part of this permission, no larger or louder music systems may be employed as part of this permission in order to comply with the conclusions of the noise assessment provided in support of this application.

Noise from music as part of this permission should not be audible above the level described in the proposals noise assessment at neighbouring properties.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	23/09/2024	Signed:	C Christofis
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