

Date: 16 February 2026
Application: 260349



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Householder Consultation

Application Number: 260349

Applicant: Padmaja Gorthy

Site Address: 8 Tiptree Close, Earley, Wokingham, RG6 4HS

Parish: Earley

Grid Reference: Easting - 473885, Northing - 169872

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.

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 260349. 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 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260349
Address:	8 Tiptree Close, Earley, Wokingham, RG6 4HS.		
Proposal:	Householder application for the proposed installation of 1 no. air source heat pump unit to the rear of the dwelling.		
Type of Development:	Other Householder		
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

I have reviewed the application in relation to the potential noise impact arising from the proposed air source heat pump and its effect on neighbouring residential amenity.

The application property is situated between two neighbouring dwellings, No. 6 and 10 Tiptree Close. A Manual Sound Calculation (MSC) assessment has been undertaken to estimate the potential noise impact at both neighbouring properties.

However, while an assessment has been provided for both receptors, one of the two MCS assessments does not meet the required criteria. The assessment relating to the neighbouring property at No. 6 Tiptree Close indicates that the predicted noise levels may exceed the permitted threshold. This result identifies the potential for the unit to give rise to a noise nuisance which could adversely affect the amenity of the neighbouring occupiers.

Given this outcome, a detailed noise assessment should be submitted. This assessment should establish the existing background noise levels at the nearest sensitive receptor and evaluate the likely operational noise from the proposed heat pump in accordance with relevant guidance. This information is required to determine whether the proposed installation would have an acceptable impact on neighbouring residential amenity.

Conditions & Reasons (if required)

Noise Impact Assessment:

Before the installation of the proposed air source heat pump, a noise impact assessment prepared by a competent acoustic professional shall be submitted to and approved in writing by the Local Planning Authority.

This is required to prevent nuisance or disturbance to neighbouring properties, in accordance with Core Strategy Policies CP1 and CP3.

Date:	13.03.2026	Signed:	<i>K.Pates</i>
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