

Date: 30 September 2025
Application: 251821



**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,

Full Planning Approval Consultation

Application Number: 251821

Applicant: Mr R WILLMOTT

Site Address: 67 Ellis Road, Crowthorne, Wokingham, RG45 6PP

Parish: Wokingham Without

Grid Reference: Easting - 483780, Northing - 164670

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.

Case Officer: Cameron Young

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 251821. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi Eh Officer		
Service	WBC Environmental Health	App No:	251821
Address:	67 Ellis Road, Crowthorne, Wokingham, RG45 6PP.		
Proposal:	Full application for the proposed erection of 1no. replacement dwelling and bike store, following demolition of existing dwelling and garage.		
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

Conditions & Reasons (if required)

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 submitted details for the proposed replacement dwelling. The development is located within an established residential area and is not expected to give rise to significant environmental health concerns.

However, in the interests of residential amenity and to ensure compliance with Policy CP3 of the Wokingham Core Strategy and Policy TB21 of the Managing Development Delivery (MDD) Local Plan, the following conditions are recommended:

Construction Working Hours:

In order to protect the amenity of nearby residents, no construction or demolition work, or deliveries to or from the site, shall take place outside the following hours:

Monday to Friday: 08:00–18:00

Saturday: 08:00–13:00

No work or deliveries on Sundays or Public Holidays.

Dust and Noise Control During Construction

The developer shall ensure that best practicable means are employed to minimise dust, noise, and vibration during demolition and construction, in accordance with the relevant guidance and the Control of Pollution Act 1974.

Contaminated Land

Should any unforeseen contamination be found during groundworks, works shall cease, and the Council shall be notified immediately. Appropriate investigation and remediation measures shall be agreed in writing with the Local Planning Authority before works recommence.

Subject to the above conditions, Environmental Health raises no objection to the proposed development. The recommended controls will help to safeguard residential amenity in accordance with the Wokingham Borough Council Approved Local Development Plan and the principles of the National Planning Policy Framework (NPPF) regarding noise and pollution.

Date:	04/11/2025	Signed:	O.Obi
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