

Date: 28 August 2025
Application: 251473



**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: 251473

Applicant: THE TRUSTEES

Site Address: Mizuno House, 612 Reading Road, Winnersh, Wokingham, RG41 5HE

Parish: Winnersh

Grid Reference: Easting - 477118, Northing - 171268

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey extension with external staircase and first floor walkway ancillary to the Community Centre and Place of Worship following removal of existing external staircase plus changes to fenestration.

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 251473. 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 **18 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	251473
Address:	Mizuno House, 612 Reading Road, Winnersh, Wokingham, RG41 5HE.		
Proposal:	Full application for the proposed erection of a single storey extension with external staircase and first floor walkway ancillary to the Community Centre and Place of Worship following removal of existing external staircase plus changes to fenestration.		
Type of Development:	Minor All other developments		
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

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.

Following Environmental Health review of the above planning application, assessed the proposal with respect to potential environmental impacts, including noise, lighting, air quality, odour and land contamination, as well as its potential effect on local amenity.

I note the following:

The proposal relates to a modest single-storey extension and external alterations ancillary to the existing community and place of worship use.

The scale and nature of the development are limited, and no intensification of use or significant change in activity pattern is identified within the submitted documentation.

There is no record of historic land contamination affecting the site that would preclude the proposed works.

The proposed changes are unlikely to introduce any new significant noise sources or emissions, and construction-related impacts can be adequately managed through standard good practice measures.

Accordingly, there are no Environmental Health objections to this proposal.

However, the following advisory notes and standard conditions are recommended to ensure that potential short-term construction impacts are minimised and that the development does not adversely affect neighbouring amenity.

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.

Recommended Conditions / Informatives

1. Construction Hours

In order to protect the amenities of residents, construction and demolition works shall be limited to the following hours:

Monday to Friday: 08:00 – 18:00

Saturday: 08:00 – 13:00

No work on Sundays or Bank Holidays.

2. Dust and Noise Control (Informative)

During construction, the contractor shall employ best practicable means to control dust, noise and vibration in accordance with the principles of BS 5228 and relevant environmental guidance.

3. Lighting (If Applicable)

If any new or replacement external lighting is proposed as part of the development, it shall be designed and positioned to avoid direct illumination of neighbouring properties and minimise light spill beyond the site boundary.

4. Unexpected Contamination (Standard Condition)

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of the approved remediation, a verification report must be provided for approval.

The proposal represents a small-scale ancillary extension to an existing community facility. Environmental Health has no objection to the application, subject to adherence to standard construction management practices and lighting design considerations as set out above.

Date:	20/10/2025	Signed:	O.Obi
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