

Date: 29 August 2025
Application: 251892



**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: 251892

Applicant: Ayro Properties Limited

Site Address: Land lying to the East Side of Whitley Wood Road, Off Mitford Close, Shinfield, RG2 8JQ

Parish: Shinfield

Grid Reference: Easting - 472923, Northing - 169619

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 4 no. dwellings in two semi-detached blocks with associated amenity space, landscaping, parking and access, plus works to the adopted highway and relocation of 1 no. streetlight.

Case Officer: Marcus Watts

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 251892. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **19 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	251892
Address:	Land lying to the East Side of Whitley Wood Road, Off Mitford Close, Shinfield, RG2 8JQ.		
Proposal:	Full application for the proposed erection of 4 no. dwellings in two semi-detached blocks with associated amenity space, landscaping, parking and access, plus works to the adopted highway and relocation of 1 no. streetlight.		
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

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 review of the above planning application, Environmental Health has assessed the proposal in relation to potential impacts on future residents and nearby properties with respect to noise, air quality, lighting, land contamination, and general residential amenity.

The proposal is for a small-scale residential development comprising four dwellings within an established suburban setting.

The site lies adjacent to Whitley Wood Road, which may give rise to some degree of road traffic noise, particularly affecting the front façades of the proposed dwellings. However, this is not expected to present a significant constraint to development, provided that appropriate building design and glazing/ventilation measures are implemented in accordance with good acoustic practice (e.g. BS 8233:2014 and ProPG: Planning & Noise).

No potential commercial or industrial noise sources appear to be located in close proximity to the site.

The scale of the proposed works is such that there is no significant air quality impact anticipated during either construction or occupation.

There are no records of historic land contamination affecting this parcel of land; however, as standard, unexpected contamination should be reported if encountered during construction.

Any external lighting associated with the development (including relocated streetlighting) should be designed and installed to avoid light spill and glare to neighbouring properties.

Based on the submitted information, no significant Environmental Health concerns are identified that would preclude the proposed development.

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.

Date:

Signed: