

Date: 15 April 2026
Application: 260809



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Householder Consultation

Application Number: 260809

Applicant: Mr & Ms Sweetman

Site Address: 59 Emmbrook Vale, Wokingham, RG41 1PW

Parish: Wokingham

Grid Reference: Easting - 479921, Northing - 170324

Type of Development: Other Householder

Proposal: Householder application for the proposed removal of 3 no. windows on front elevation, to form opening in front elevation for new larger window. Including removing external door on side elevation and brick up the opening.

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 260809. 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 **7 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260809
Address:	59 Emmbrook Vale, Wokingham, RG41 1PW.		
Proposal:	Householder application for the proposed removal of 3 no. windows on front elevation, to form opening in front elevation for new larger window. Including removing external door on side elevation and brick up the opening.		
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

The Lead Local Flood Authority has reviewed the application located within Flood Zone 2. The proposed works are limited to alterations to the existing building fabric and do not increase the building footprint or impermeable area. As such, there is no material impact on surface water flood risk, and the LLFA raises no objection on drainage grounds.

Conditions & Reasons (if required)

Date:	17/04/2026	Signed:	NT
--------------	------------	----------------	----