

Date: 15 October 2025
Application: 251096



**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: 251096

Applicant: A. Tong

Site Address: 58 Langborough Road, Wokingham, Wokingham, RG40 2BT

Parish: Invalid code

Grid Reference: Easting - 481309, Northing - 168250

Type of Development: Other Householder

Proposal: Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, and a carport with an electric vehicle charging point and gate; the replacement of existing fenestration with black frames, painting of the roof with charcoal, the addition of heat pump and solar panels, internal reconfiguration, removal of an existing tree and chimney and demolition of existing garage.

Case Officer: James Fuller

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 251096. 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 **5 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251096
Address:	58 Langborough Road, Wokingham, Wokingham, RG40 2BT.		
Proposal:	Householder application for the erection of a single-storey rear extension, a loft conversion with a rear dormer, and a carport with an electric vehicle charging point and gate; the replacement of existing fenestration with black frames, painting of the roof with charcoal, the addition of heat pump and solar panels, internal reconfiguration, removal of an existing tree and chimney and demolition of existing garage.		
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 existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed drawings PL01 dated 08/05/2025**.

As the footprint of the dwelling increases and drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	23/10/2025	Signed:	Boniface Ngu
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