

Date: 21 April 2026
Application: 260445



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Householder Consultation

Application Number: 260445

Applicant: Mrs Laura Harb

Site Address: Corner House, School Hill, Wargrave, Wokingham, RG10 8DY

Parish: Wargrave

Grid Reference: Easting - 478915, Northing - 178510

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a boundary treatment, comprising a fence and/or wall to a maximum height of 2 metres.

Case Officer: Annabelle Jones

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 260445. 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 **13 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260445
Address:	Corner House, School Hill, Wargrave, Wokingham, RG10 8DY.		
Proposal:	Householder application for the proposed erection of a boundary treatment, comprising a fence and/or wall to a maximum height of 2 metres.		
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

LLFA has reviewed the submitted Householder application for the erection of a boundary treatment (fence and/or wall up to 2 metres in height).

The site is located within Flood Zone 1 and is therefore considered to be at low risk of fluvial flooding. Given the scale and nature of the development, the proposal is unlikely to have a significant impact on flood risk or surface water management.

However, it is noted that solid boundary treatments (e.g. walls) have the potential to impede overland flow routes during intense rainfall events. The applicant should ensure that the proposed boundary treatment does not obstruct any existing surface water flow paths or contribute to increased flood risk on-site or to neighbouring properties.

Where feasible, the use of permeable or open-style fencing, or the incorporation of gaps at ground level, is encouraged to allow the free passage of surface water.

Subject to the above advisory, the LLFA raises no objection to the proposed development.

Conditions & Reasons (if required)

Date:	27/04/2026	Signed:	NT
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