

Date: 31 March 2025
Application: 250647



**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: 250647

Applicant: Mr Adam Shah

Site Address: 119 Old Bath Road, Charvil, Wokingham, RG10 9QN

Parish: Charvil

Grid Reference: Easting - 477767, Northing - 176096

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.

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 250647. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250647
Address:	119 Old Bath Road, Charvil, Wokingham, RG10 9QN.		
Proposal:	Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.		
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 single storey outbuilding and pergola, as represented by **Site Location Plan & Proposed Block Plan drawing 0001 P02** are proposed within flood zone 2.

We would have no objection to the principle of the development but as it is within the flood zone, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until a basic flood risk assessment, that addresses all forms of flooding, has been submitted to and approved in writing by the LPA.

The FRA should demonstrate how runoff from the development will be managed, following the SuDS hierarchy.

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:	02/04/2025	Signed:	Boniface Ngu
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