

Date: 7 May 2026
Application: 260696



**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: 260696

Applicant: Mr Doug Smith

Site Address: Santolina, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB

Parish: Finchampstead

Grid Reference: Easting - 477865, Northing - 164847

Type of Development: Other Householder

Proposal: Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension.

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 260696. 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 **29 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260696
Address:	Santolina, Nine Mile Ride, Finchampstead, Wokingham, RG40 4QB.		
Proposal:	Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension.		
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 received Householder application for raising and forming new pitched roof, loft conversion, single storey rear extension and installation of 7 no. pitched roof dormers and 6 no. skylights, including a front porch extension on 7th May 2026.

The proposals relate to alterations and extensions to an existing residential property including roof alterations, loft conversion, rear extension, dormers, skylights and front porch extension. Given the scale and nature of the development, the proposal is not anticipated to materially increase flood risk on or off site, provided surface water is appropriately managed.

As the site lies within Flood Zone 1, the proposal is considered acceptable in principle with regard to flood risk policy.

The applicant should ensure that:

- Surface water runoff generated by the development is managed appropriately and does not increase runoff rates to adjacent land or the public highway;
- Any new hardstanding or roof area should discharge to suitable drainage infrastructure where feasible;
- Soakaways or other infiltration methods should be used where ground conditions permit;

The LLFA notes that householder applications of this nature are generally below the threshold requiring a detailed sustainable drainage strategy under the non-major

development criteria. Nevertheless, the applicant is encouraged to incorporate sustainable drainage measures where practicable.

There will be increase in impermeable area and we would have no objection to the principle of the development but as proposed drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. 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.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	07/05/2026	Signed:	NT
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