

Date: 18 February 2026
Application: 260363



**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,

Variation/Removal of Condition Consultation

Application Number: 260363

Applicant: Mr Michael Ward

Site Address: Land East Of Croft House, Croft Road, Spencers Wood, RG2 9EY

Parish: Shinfield

Grid Reference: Easting - 472480, Northing - 166857

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 5 of planning consent 232333 for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.

Case Officer: Kieran Neumann

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 260363. 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 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260363
Address:	Land East Of Croft House, Croft Road, Spencers Wood, RG2 9EY.		
Proposal:	Application to vary condition 5 of planning consent 232333 for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.		
Type of Development:	Minor Dwellings (1-9)		
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

We would have **no objection** to the variation of condition 5 to amend the foul drainage connection and attenuation tank location, as represented by **drainage strategy drawing 602-01 D dated 21/01/2026**.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	25/02/2026	Signed:	Boniface Ngu
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