

Date: 25 March 2025
Application: 250696



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: 250696

Applicant: Mr & Mrs D Wheeler

Site Address: 16 Hubbard Close, Twyford, Wokingham, RG10 0XU

Parish: Invalid code

Grid Reference: Easting - 479589, Northing - 174927

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, changes to fenestration plus installation of roof lights following the demolition of existing conservatory.

Case Officer: Owen Peel

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 250696. 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:	250696
Address:	16 Hubbard Close, Twyford, Wokingham, RG10 0XU.		
Proposal:	Householder application for the proposed erection of a single storey rear extension, changes to fenestration plus installation of roof lights following the demolition of existing conservatory.		
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 floor plans drawing 178/200 A dated February 2024.**

As the footprint of the development is increasing and neither the existing nor proposed drainage for the development has 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, 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:

31/03/2025

Signed:

Boniface Ngu