

Date: 11 March 2026
Application: 260590



**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: 260590

Applicant: Mr & Mrs Greenham

Site Address: 2 The Crescent, Wargrave, Wokingham, RG10 8LW

Parish: Wargrave

Grid Reference: Easting - 479979, Northing - 181000

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension.

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 260590. 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 **2 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260590
Address:	2 The Crescent, Wargrave, Wokingham, RG10 8LW.		
Proposal:	Householder application for the proposed single storey rear 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 the proposed single storey rear extension on 11th March 2026.

Having reviewed the submitted information, we note that the site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding.

The proposed development is minor in scale and is not expected to result in any significant increase in impermeable area or surface water runoff. As such, it is unlikely to have a material impact on flood risk either on site or elsewhere.

Given the nature and scale of the proposal, the LLFA has no objection to the development and no specific surface water drainage condition is recommended in this instance.

Nonetheless, it is good practice to ensure that any additional roof area discharges to permeable areas (e.g. garden/soft landscaping) where feasible, rather than directly connecting to existing drainage systems.

Conditions & Reasons (if required)

Date:	17/03/2026	Signed:	NT
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