

Date: 18 February 2025
Application: 250343



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: 250343

Applicant: Mr Stephen Matthey

Site Address: 52 Wargrave Road, Twyford, Wokingham, RG10 9PH

Parish: Twyford

Grid Reference: Easting - 478723, Northing - 176397

Type of Development: Other Householder

Proposal: Householder application for the proposed dropped kerb and gravel driveway to access from Greenfinch Drive. Plus, the construction of a new fence to block existing access from Wargrave Road. Following, the removal of existing fence and the existing driveway to be converted into garden space.

Case Officer: Cameron Young

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 250343. 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:	250343
Address:	52 Wargrave Road, Twyford, Wokingham, RG10 9PH.		
Proposal:	Householder application for the proposed dropped kerb and gravel driveway to access from Greenfinch Drive. Plus, the construction of a new fence to block existing access from Wargrave Road. Following, the removal of existing fence and the existing driveway to be converted into garden space.		
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 site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed site plan plus parking provisions drawing M14-005 dated February 2025**.

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:	19/02/2025	Signed:	Boniface Ngu
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