

Date: 27 October 2025
Application: 252567



**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,

Full Planning Approval Consultation

Application Number: 252567

Applicant: Ms Debra Brialt

Site Address: Caretakers Bungalow, Emmbrook Junior School, Emmbrook Road, Wokingham, RG41 1JR

Parish: Wokingham Town

Grid Reference: Easting - 479883, Northing - 170025

Type of Development: Minor All other developments

Proposal: Full application for external modifications to the building including demolition of the rear porch, chimney and flue, plus changes to fenestration and relocation of fencing. (Part retrospective)

Case Officer: Phillip Richards

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 252567. 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 **17 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252567
Address:	Caretakers Bungalow, Emmbrook Junior School, Emmbrook Road, Wokingham, RG41 1JR.		
Proposal:	Full application for external modifications to the building including demolition of the rear porch, chimney and flue, plus changes to fenestration and relocation of fencing. (Part retrospective)		
Type of Development:	Minor All other developments		
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 Full application for external modifications to the building including demolition of the rear porch, chimney and flue, plus changes to fenestration and relocation of fencing. (Part retrospective).

Based on the information submitted and the nature of the proposed works, the LLFA offers the following observations:

a) Surface Water Runoff & Drainage:

- Since the changes do not indicate creation of large new hard paved areas or structural extensions, the risk of increasing surface water runoff from the site is considered low.
- However, the relocation of fencing and any associated groundworks (for example changes in levels, new hard surfacing adjacent to the fence) could inadvertently alter overland flow. It is advisable that the applicant ensures that existing drainage pathways and overland flow routes are not obstructed.
- Should any hard surfacing be added (e.g., forecourt, new patio, base for relocated fence), then permeable surfacing or other sustainable drainage measures should be considered.

b) Groundworks & Demolition Excavation:

- The demolition of the rear porch, chimney and flue may involve alterations to the ground level or removal of materials that could affect surface water interception or local soakage. The applicant should ensure that any ground changes are reinstated in a way that does not create unintended flow paths or ponding.

c) Fencing and Boundary Modifications:

- The relocation of fencing may affect how surface water is channelled along site boundaries. It is important the fencing does not act as a barrier to natural overland flow or direct water onto neighbouring land.

- If the fencing involves new posts or hard bases that alter site drainage or raise ground levels, attention must be given to avoid increasing flood risk to adjacent properties.

Recommendation: *No objection* in principle from the LLFA, provided the following measures are adhered to:

1. Drainage Protection:

Prior to completion of the works, the applicant shall confirm in writing to the LPA that the existing surface water drainage regime has not been degraded or obstructed by the proposed works (demolition, fence relocation, groundworks). If any alteration has occurred, details of mitigation (e.g., permeable surfacing, reinstatement of levels, drainage channel) shall be submitted.

2. Ground Level & Flow Routes and Maintenance:

Ensure that ground levels around the new fence line are such that they do not redirect surface water towards neighbouring properties or obstruct existing overland flow paths. The applicant should commit to the regular maintenance of site drainage and boundary features.

Conditions & Reasons (if required)

Date:	31/10/2025	Signed:	NT
--------------	------------	----------------	----