

Date: 2 October 2025
Application: 251578



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 251578

Applicant: Mrs Qudsia Rukhsar

Site Address: Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX

Parish: Shinfield

Grid Reference: Easting - 472742, Northing - 168662

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.

Case Officer: Marcus Hillman

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 251578. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251578
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Householder application for the proposed erection of a detached single storey granny annexe with pitched tiled roof and associated fenestration following demolition of the existing outbuilding.		
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 but with the western boundary experiencing surface water flooding.

The **proposed block plan drawing** indicates that the development will be away from the surface water flood area, and we would have no objection to the development, as represented by the above drawing.

As the impermeable footprint increases and drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) Calculations indicating the Existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event

with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.

- 5) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 6) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 7) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 8) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	10/10/2025	Signed:	Boniface Ngu
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