

Date: 10 July 2026
Application: 260810



**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: 260810

Applicant: Mr D Adler

Site Address: 53 to 55, Crockhamwell Road, Woodley, RG5 3JR

Parish: Woodley

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for proposed replacement windows at the first floor, including a new covered cycle store and refuse storage area.

Case Officer: Claire Moore

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 260810. 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 **5 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260810
Address:	53 to 55, Crockhamwell Road, Woodley, RG5 3JR.		
Proposal:	Full application for proposed replacement windows at the first floor, including a new covered cycle store and refuse storage area.		
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 proposed replacement windows at the first floor, including a new covered cycle store and refuse storage area on 10th July 2026.

The application site lies within Flood Zone 1, which has the lowest probability of flooding. The proposed development comprises replacement first-floor windows and the provision of a covered cycle store and refuse storage area. The proposal is not considered to increase flood risk on or off the site, nor will it adversely affect existing surface water drainage arrangements. In accordance with the National Planning Policy Framework and relevant local planning policy, the development is acceptable in flood risk terms. No objection is raised on flood risk grounds, and no flood-related conditions are recommended.

Conditions & Reasons (if required)

Date:	21/07/2026	NT
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