

Date: 27 November 2024
Application: 242872



**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,

Full Planning Approval Consultation

Application Number: 242872

Applicant: Mr Nick Fraser

Site Address: The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT

Parish: Shinfield

Grid Reference: Easting - 471516, Northing - 167876

Type of Development: Minor All other developments

Proposal: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.

Case Officer: Rowan Reynolds

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 242872. 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:	NT		
Service	WBC Drainage	App No:	242872
Address:	The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT.		
Proposal:	Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
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 the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway on 27th November 2024.

The proposed development, including a new single-storey extension, driveway, pergola, pathways, and landscaping, may increase surface water runoff due to additional impermeable surfaces.

Conditions & Reasons (if required)

The drainage strategy addresses surface water management through a systematic evaluation of the SuDS hierarchy. Green and blue roofs were dismissed due to design constraints, while rainwater harvesting was deemed impractical due to cost, operational challenges, and limited water reuse potential. Ground infiltration techniques were ruled out because of poor soil permeability (London Clay), and the absence of nearby watercourses or

surface water sewers made these options unviable. The proposed solution is an attenuated discharge to the existing foul sewer, with a maximum rate of 2.0 l/s, significantly reducing runoff compared to existing brownfield rates. We recommend orifice size of 50mm to avoid blockage .

Hydrological calculations support this approach, demonstrating compliance with flood risk management.

Paragraph 4.2.11 states that existing drainage at FWMH4 & 6 will remain as it is unknown at this time what is feeding these so it will be necessary to undertake intrusive investigations of the connections to them and this will need to be assessed when works are underway on site. LLFA requires to see discharge to consent from Thames water.

Date:	29/11/2024	Signed:	NT
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