

Date: 10 September 2024
Application: 242252



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

Full Planning Approval Consultation

Application Number: 242252

Applicant: Mr David Digby

Site Address: Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN

Parish: Barkham

Grid Reference: Easting - 476954, Northing - 165713

Type of Development: Minor Dwellings (1-9)

Proposal: Full Planning Permission for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.

Case Officer: Baldeep Pulahi

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 242252. 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	SDL Flood Risk Officer	App No:	242252
Address:	Moat House, Biggs Lane, Arborfield, Wokingham, RG2 9LN.		
Proposal:	Full Planning Permission for the change of use of the Moat House building from office (Use Class E) to residential (Use Class C3) to provide 4no. residential dwellings and associated internal roads, parking, landscaping, drainage, plant, bin, and cycle storage.		
Type of Development:	Minor Dwellings (1-9)		
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 existing building is within flood zone 1 and we would have no objection to the principle of its conversion from an office building into 4 residential apartments, as represented by **proposed floor plans drawing 24 - J4633-11 A dated August 2024**.

As the development proposes internal alteration of an existing building, we would have **no flood risk concerns**.

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:	11/09/2024	Signed:	Boniface Ngu
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