

Date: 26 June 2025
Application: 251498



**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,

Variation/Removal of Condition Consultation

Application Number: 251498

Applicant: Mr Jason Brant

Site Address: Land At Heathlands, Heathlands Road, Wokingham, Berkshire

Parish: Wokingham Without

Grid Reference: Easting - 482564, Northing - 165759

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.

Case Officer: Joanna Carter

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 251498. 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:	251498
Address:	Land At Heathlands, Heathlands Road, Wokingham, Berkshire.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11.		
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

Application to vary conditions 3, 4, 5, 6, 8, 9, 10 and 11 of planning consent 240442 for the proposed erection of 1 no. two bedroom detached dwelling with associated bicycle store and access following demolition of the existing garage blocks. Condition 3 refers to materials; 4 to drainage; 5 to landscaping; 6 to construction method statement; 8 to details of boundary walls and fences; 9 to precautionary method statement (GCN); 10 to biodiversity enhancements; 11 to asbestos. Variation is to remove conditions 3, 4, 5, 6, 8, 9, 10 and 11 on 26th June 2025. Applicant submitted technical note which has information below.

Existing Site Conditions and Drainage

The 0.195-hectare site in a rural area of Wokingham Borough is occupied by vehicle garages and accessed from Heathlands Road. The geology consists of Bagshot Formation sand bedrock overlain by River Terrace sand and gravel deposits. Boreholes show made ground to 0.5m depth, river terrace deposits to 2m, then bedrock. A surface water culvert runs along the site, likely the Thames Water adopted surface water sewer. The garages have no foul or surface water connections.

Proposed Drainage:

- No foul sewers available; a package treatment plant will treat sewage, discharging treated effluent to the surface water sewer.
- Surface water will be managed by an underground attenuation tank due to limited permeable paving options caused by tree protection zones. Runoff will be restricted to greenfield rates and discharged via controlled orifice to the surface water sewer.
- Drainage design uses SuDS principles, factoring in a 40% climate change allowance. Submitted calculations confirm compliance with standards.

Based on the submitted evidence, the applicant has satisfactorily addressed the requirements of **Condition 4**, and no further information is required in relation to this condition.

Conditions & Reasons (if required)

Date:	26/06/2025	Signed:	NT
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