

Date: 28 January 2026
Application: 253018



**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,

Householder Consultation

Application Number: 253018

Applicant: Mr Vivek Pant

Site Address: 35 Chatteris Way, Earley, Wokingham, RG6 4JA

Parish: Earley

Grid Reference: Easting - 475177, Northing - 169882

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey front extension following removal of existing front canopy roof and bay window, plus erection of a single storey rear extension, changes to fenestration and conversion of the garage to habitable accommodation. (Part retrospective)

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 253018.

The new details are as follows: **Revised plans recieved showing fenestration changes to ground floor level.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **11 February 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Annabelle Jones
Service	WBC Drainage	App No:	253018
Address:	35 Chatteris Way, Earley, Wokingham, RG6 4JA.		
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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 Householder application for the proposed erection of a single storey front extension following removal of existing front canopy roof and bay window, plus erection of a single storey rear extension, changes to fenestration and conversion of the garage to habitable accommodation. (Part retrospective) on 28th January 2026.

The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until proposed surface water drainage strategy which include details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme

shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	30/01/2026	Signed:	NT
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