

Date: 22 September 2026
Application: 261504



**WOKINGHAM
BOROUGH COUNCIL**

Mr Michael Howlett

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Dear Mr Michael Howlett,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 260417.**

Application Number: 261504

Applicant Name: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Proposal: Application for submission of details to comply with the following condition of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details.

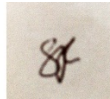
A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to condition 3. The condition is discharged in accordance with the approved details.
- The condition requires the submission of details relating to both surface water drainage and septic tank maintenance. In the absence of a septic tank, the requirements relating to septic tank maintenance are not applicable in this instance and cannot be formally discharged.
- Notwithstanding this, sufficient information has been provided to demonstrate that an acceptable drainage strategy is in place. The site is flat, experiences low groundwater levels and is not affected by known surface water drainage issues. Surface water is capable of infiltrating through the existing gravel driveway, and an infiltration-based drainage solution is therefore considered achievable. In respect of foul drainage, the development is located within 30 metres of a public sewer, and the occupier has confirmed that the development is connected to the mains sewer network.
- On this basis, the Local Planning Authority is satisfied that the objectives of the condition, namely to ensure appropriate surface water and foul drainage arrangements and to minimise the risk of flooding and contamination, have been met.

- Should the foul drainage arrangements be altered in the future such that a septic tank is installed, details of the proposed septic tank, including maintenance and management arrangements to ensure site contamination is appropriately controlled, shall first be submitted to and approved in writing by the Local Planning Authority.
- No further conditions requiring details to be agreed in writing with the Local Planning Authority need to be submitted.

Yours sincerely,
Development Management & Compliance

Authorised by:

A small, square, light-colored stamp or seal containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 3	1404/6/f, M D Howlett Architectural Consultant, dated October 2025.		26 June 2026	The condition is discharged in accordance with the approved details.
Condition No. 4	1404/4/g, M D Howlett Architectural Consultant, dated January 2025.		26 June 2026	The submitted details are acceptable.