

Date: 11 August 2025
Application: 251917



**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: 251917

Applicant: Claire-Louise Celeston

Site Address: 9 Lance Way, Arborfield, Wokingham, RG2 9YY

Parish: Barkham

Grid Reference: Easting - 476811, Northing - 165467

Type of Development: Other Householder

Proposal: Householder application for the proposed loft Conversion and side dormer, loft rear window, 3 no. roof lights, including internal alterations (Retrospective).

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 251917. 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:	251917
Address:	9 Lance Way, Arborfield, Wokingham, RG2 9YY.		
Proposal:	Householder application for the proposed loft Conversion and side dormer, loft rear window, 3 no. roof lights, including internal alterations (Retrospective).		
Type of Development:	Other Householder		
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 reviewed the application, and location is in flood zone 1 and we have no objection to this development in terms of surface water flood risk .

Conditions & Reasons (if required)

Date:	11/08/2025	Signed:	NT
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