

Date: 24 April 2025
Application: 250594



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,

PN Class A Det resi flats Consultation

Application Number: 250594

Applicant: Mr Mark Weaver

Site Address: Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX

Parish: Winnersh

Grid Reference: Easting - 477545, Northing - 170960

Type of Development:

Proposal: Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.

Case Officer: Kieran Neumann

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 250594. 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	WBC Drainage	App No:	250594
Address:	Five Ten Apartments, Reading Road, Winnersh, Wokingham, RG41 5PX.		
Proposal:	Prior approval submission for erection of 3no. dwellings forming apartments through upwards extension to existing detached block of flats following removal of existing apartment.		
Type of Development:			
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 development proposes a height increase to an existing building within flood zone 1.

We would have **no objection** to the principle of the development, as represented by **layouts & elevations drawing JDA/2024/815/LAYS/001 dated January 2025**.

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:	07/05/2025	Signed:	Boniface Ngu
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