

Date: 15 December 2025
Application: 252013



**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,

Householder Consultation

Application Number: 252013

Applicant: Mr John Sharp

Site Address: Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA

Parish: Winnersh

Grid Reference: Easting - 479480, Northing - 170222

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping. (Retrospective)

Case Officer: James Fuller

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 252013. 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 requested from the case officer.

Your observations are required in respect of this application by **7 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252013
Address:	Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA.		
Proposal:	Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping.(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

We responded to this application 252013 and uploaded our response on NEC DM on the 02/09/2025, with a condition.

We cannot find any new information addressing the drainage condition recommended.

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:	17/12/2025	Signed:	Boniface Ngu
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