

Date: 3 February 2026
Application: 253004



**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: 253004

Applicant: Tim Sheppard

Site Address: 43 Rances Lane, Wokingham, RG40 2LG

Parish: Wokingham

Grid Reference: Easting - 482329, Northing - 168325

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor rear extension with 1 no. Juliet balcony, plus changes to fenestration.

Case Officer: Cameron Young

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 253004. 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 **24 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253004
Address:	43 Rances Lane, Wokingham, RG40 2LG.		
Proposal:	Householder application for the proposed erection of a first floor rear extension with 1 no. Juliet balcony, plus changes to fenestration.		
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

The site is within flood zone 1 and the development proposes a first floor rear extension, as represented by **proposed plans, elevations and site plan drawing sheet 2 D dated 15/12/2025**.

We would have no objection to the development.

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:	10/02/2026	Signed:	Boniface Ngu
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