

Date: 13 November 2024
Application: 242492



**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: 242492

Applicant: Mrs Leanne Kelly

Site Address: 76 Arthur Road, Wokingham, RG41 2SY

Parish: Wokingham Town

Grid Reference: Easting - 480075, Northing - 168650

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side/front extension to include porch, single storey side/rear extension along with changes to fenestration following demolition of the existing conservatory plus chimney removal.

Case Officer: Adriana González

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 242492. 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:	242492
Address:	76 Arthur Road, Wokingham, RG41 2SY.		
Proposal:	Householder application for the proposed erection of a single storey side/front extension to include porch, single storey side/rear extension along with changes to fenestration following demolition of the existing conservatory plus chimney removal.		
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

Upon reviewing **RIDA flood risk assessment & drainage strategy report R0742-FRA-v1 dated October 2024**, the site is within flood zone 2 and houses a residential dwelling.

The existing ground level is 48.6mAOD while the current finished floor level is 49.2mAOD.

We note that the Environment Agency data request has been made but has not yet been received and the proposal is based on assumptions.

We would have anticipated that this data is used to demonstrate that the proposal will be outside of the climate change flood level, given that immediately south of the site is flood zone 3.

Based on the above, we deem the FRA is inadequate and would anticipate further clarification based on flood level data.

We also note that mitigation measures are proposed, with attenuation to ensure that runoff is managed, so as not to cause flooding on or off site.

Proposed ground floor plan drawing AR.04 dated September 2024 indicates the proposed extension which we would have no objection to, subject demonstration

that the proposal is outside of the climate change flood level and surface water runoff is managed with discharge rates equal to or better than existing rates.

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:	14/11/2024	Signed:	Boniface Ngu
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