

Date: 26 June 2026
Application: 261509



**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: 261509

Applicant: Deidre Alstrom

Site Address: 25 Pheasant Close, Winnersh, Wokingham, RG41 5LS

Parish: Winnersh

Grid Reference: Easting - 478380, Northing - 170527

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear.

Case Officer: Marcus Hillman

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 261509. 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 **17 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261509
Address:	25 Pheasant Close, Winnersh, Wokingham, RG41 5LS.		
Proposal:	Householder application for the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear.		
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 received Householder application for the proposed erection of a two storey rear and a first floor side extensions along with garage conversion and changes to fenestration including a balcony to rear on 26th June 2026.

LLFA has reviewed the application which proposes the erection of two storey rear and first floor side extensions the conversion of the existing garage to habitable accommodation and alterations to the fenestration including a rear balcony.

The site is located within Flood Zone 1 where the probability of fluvial flooding is low. While the proposal is a householder development the extensions will increase the building footprint and introduce additional roof area. Insufficient information has been provided regarding the proposed means of surface water drainage for the additional impermeable area.

The LLFA therefore recommends that prior to determination the applicant submits a proportionate surface water drainage strategy demonstrating:

- The existing and proposed surface water drainage arrangements.
- How runoff from the new roof areas will be managed.

- That the proposed development will not increase surface water flood risk on the site or to neighbouring properties.
- Where practicable the drainage hierarchy has been considered.

Subject to the submission of satisfactory drainage information the LLFA would be able to review the proposal further.

Conditions & Reasons (if required)

Date:	03/07/2026	Signed:	NT
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