

Date: 14 October 2025
Application: 252334



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: 252334

Applicant: Adam and Chloe Fawsitt

Site Address: Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN

Parish: Remenham

Grid Reference: Easting - 476462, Northing - 182551

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.

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 252334. 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 **4 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252334
Address:	Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN.		
Proposal:	Householder application for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and 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

We have reviewed **Create Consulting flood risk assessment and drainage strategy report GB/VL/P25-3458/01 dated September 2025**, together with its appendices and have the following comments to make:

We note that the development proposes demolishing a small lean-to extension (**demolition floor plans drawing PA-04 PL1 dated 25/09/2025**) and replacement with a single storey rear extension, with basement, as represented by **proposed floor plans drawing PA-07 PL1 dated 25/09/2025**.

The 0.86ha site is within flood zone 3 and table 4.1 establishes that the 30-year flood level is 32.47m AOD while the ground level is 31.90 m AOD.

This indicates that the site is within flood zone 3b (functional flood plain).

The site also experiences significantly high groundwater levels.

Neither the issue of loss of flood plain storage nor how groundwater displacement will be managed, have been addressed to demonstrate that flood risk will not be increased on or off site.

We note that the development proposes attenuation to cater for the 1 in 100-year storm event with a 40% allowance for climate change with discharge controlled at

2l/s (**surface water drainage strategy drawing 001 A dated 10/09/2025**).

The FRA needs to address the issues highlighted above but noting that **Table 2 of PPG** states that more vulnerable development cannot be allowed with flood zone 3b and can only be allowed with flood zone 3a upon passing of the exception test.

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:	22/10/2025	Signed:	Boniface Ngu
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