

**Date:** 11 November 2025  
**Application:** 252720



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Householder Consultation**

**Application Number:** 252720

**Applicant:** Mr DEVIRAM TEKUMUDI

**Site Address:** 30 Campbell Road, Woodley, Wokingham, RG5 3NA

**Parish:** Woodley

**Grid Reference:** Easting - 475955, Northing - 172522

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single-storey front extension and conversion of the existing garage to habitable accommodation with associated alterations to front fenestration.

**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 252720. 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 **2 December 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                            |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Flood Risk & Drainage<br>Boniface Ngu                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                               | <b>App No:</b> | 252720 |
| <b>Address:</b>             | 30 Campbell Road, Woodley, Wokingham, RG5 3NA.                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Householder application for the proposed single-storey front extension and conversion of the existing garage to habitable accommodation with associated alterations to front fenestration. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                          |                |        |
| <b>Site Visit Made:</b>     | 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 existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by existing and proposed drawing 30CR/04102025/REV-G-1 dated 02/10/2025.

As the footprint of the dwelling increases and drainage details have not been provided, we would recommend the condition below:

## Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change,

Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

**Date:**

14/11/2025

**Signed:**

Boniface Ngu