

Date: 23 January 2026
Application: 260151



**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: 260151

Applicant: Mrs Rachel Firsht

Site Address: 86 Bean Oak Road, Wokingham, RG40 1RN

Parish: Wokingham

Grid Reference: Easting - 482341, Northing - 168859

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two storey side/rear extension following demolition of the existing garage, 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 260151. 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 **13 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260151
Address:	86 Bean Oak Road, Wokingham, RG40 1RN.		
Proposal:	Householder application for the proposed erection of a two storey side/rear extension following demolition of the existing garage, 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

LLFA received this Householder application for the proposed erection of a two storey side/rear extension following demolition of the existing garage, plus changes to fenestration. The development is in Flood zone 1 and risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until surface water drainage strategy report which include details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. 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.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	28/01/2026	Signed:	NT
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