

Date: 3 September 2024
Application: 242226



**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: 242226

Applicant: Mr & Mrs Koc

Site Address: 10 Edenham Close, Earley, Wokingham, RG6 3TH

Parish: Earley

Grid Reference: Easting - 476355, Northing - 170498

Type of Development: Other Householder

Proposal: Householder application for the proposed single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus addition of external bike store and bin store.

Case Officer: Rowan Reynolds

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 242226. 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:	NT		
Service	WBC Drainage	App No:	242226
Address:	10 Edenham Close, Earley, Wokingham, RG6 3TH.		
Proposal:	Householder application for the proposed single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus addition of external bike store and bin store.		
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 single story rear extension & first floor side extension over existing garage with changes to the main roof and addition of gable at front. Plus addition of external bike store and bin store on 3rd september 2024.

The Proposed finish floor levels in the extension will match the existing house – 150mm above ground level. The proposed management of surface water from hard standing and new roofs will be via the existing grey water drainage points across the site.

The rear extension roof area is approximately 8sqm bigger than the conservatory roof being removed. The new roof to the side extension is approximately 12sqm more area than existing. NWG provided FRA REF: PP-13367218 which demonstrate surface water drainage strategy.

All RWP to new roofs will be connected to existing grey water drainage inlets. The proposed development is at low risk of flooding as demonstrated in this document. All surface water and drainage will be connected to existing drainage routes with amendments to 1no. manhole location. Foul and grey water are split as existing across the site.

LLFA recommends no objection to this application.

Conditions & Reasons (if required)

Date:	09/09/2024	Signed:	NT
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