

Date: 18 October 2024
Application: 242639



**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: 242639

Applicant: Mr Arex Kulczynski

Site Address: 23B Pine Drive, Finchampstead, Wokingham, RG40 3LD

Parish: Finchampstead

Grid Reference: Easting - 480160, Northing - 165260

Type of Development: Other Householder

Proposal: Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.

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 242639. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242639
Address:	23B Pine Drive, Finchampstead, Wokingham, RG40 3LD.		
Proposal:	Householder application for proposed raising of the detached garage roof and eaves to facilitate first floor habitable accommodation including the erection of 1 No dormer and external enclosed staircase.		
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

The site is within flood zone 1 and we would have no objection to the development as represented by **proposed floor elevations and roof plan drawing D2994-02 A dated September 2024**.

The proposal is for the raising of an existing detached roof.

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:	23/10/2024	Signed:	Boniface Ngu
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