

Date: 23 January 2026
Application: 260110



**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: 260110

Applicant: Mrs Christine Parnwell

Site Address: 65 Barkham Ride, Finchampstead, Wokingham, RG40 4HA

Parish: Finchampstead

Grid Reference: Easting - 479384, Northing - 165524

Type of Development: Other Householder

Proposal: Householder application for the proposed installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall.

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 260110. 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:	260110
Address:	65 Barkham Ride, Finchampstead, Wokingham, RG40 4HA.		
Proposal:	Householder application for the proposed installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall.		
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 installation of hardstanding to widen the existing access and driveway, plus erection of a replacement front boundary wall following removal of the existing wall on 23rd January 2026.

The application site lies within Flood Zone 1 and is therefore at low risk of flooding from fluvial and tidal sources. However, the site is identified as being susceptible to surface water flooding and groundwater emergence, and this has been considered in the assessment. The proposal comprises the installation of additional hardstanding to widen the existing access and driveway, together with the erection of a replacement front boundary wall following removal of the existing wall.

The LLFA raises no objection to the proposed development in principle, subject to the following informative advice:

- The area of hardstanding should be constructed using permeable materials, or otherwise drained to a permeable area within the curtilage, to ensure that surface water runoff rates and volumes are not increased.
- Surface water runoff should be managed on site and should not discharge onto the public highway or neighbouring land.
- Finished ground levels should be designed so as not to increase flood risk elsewhere, particularly given the local susceptibility to surface water and groundwater flooding.

- The replacement boundary wall should not obstruct existing overland flow routes or impede surface water drainage.
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Provided the above measures are incorporated, the proposal is unlikely to increase flood risk either on site or elsewhere.

The Lead Local Flood Authority therefore has no objection to the application.

Conditions & Reasons (if required)

Date:	28/01/2026	Signed:	NT
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