

Date: 18 November 2025
Application: 252246



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252246

Applicant: Mr K & M Bradbury

Site Address: Flat, 578 Reading Road, Winnersh, Wokingham, RG41 5HA

Parish: Winnersh

Grid Reference: Easting - 477173, Northing - 171250

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of existing building to mixed use Class E and Class C3 along with changes to fenestration.

Case Officer: James Fuller

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 252246. 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 **9 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252246
Address:	Flat, 578 Reading Road, Winnersh, Wokingham, RG41 5HA.		
Proposal:	Full application for the proposed change of use of existing building to mixed use Class E and Class C3 along with changes to fenestration.		
Type of Development:	Other Change of Use		
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 Full application for the proposed change of use of existing building to mixed use Class E and Class C3 along with changes to fenestration.

The LLFA raises NO OBJECTION, as the development involves no new impermeable area, no ground level changes, and no impact on surface water management, and therefore does not increase flood risk, notwithstanding its location in Flood Zone 2.

Conditions & Reasons (if required)

Date:	20/11/2025	Signed:	NT
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