

Date: 20 May 2026
Application: 252167



**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: 252167

Applicant: Mr David Reed

Site Address: 11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD

Parish: Shinfield

Grid Reference: Easting - 471700, Northing - 167386

Type of Development: Minor All other developments

Proposal: Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding, plus the conversion of the garage and a single storey extension to the side and rear of the garage (part retrospective).

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252167.

The new details are as follows: **Revised plans received (14/05/26) showing that the garage has been converted and that show the extension to the garage. The description of development has also been updated accordingly.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 June 2026**. If you need any more information, please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Rowan Reynolds
Service	WBC Drainage	App No:	252167
Address:	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Type of Development:	Minor All other developments		
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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

See email response saved as Drainage Response 3_BN

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:	22/05/2026	Signed:	Boniface Ngu
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