

Date: 12 December 2025
Application: 252974



**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,

Variation/Removal of Condition Consultation

Application Number: 252974

Applicant: Mr Lachlan Ross

Site Address: Loddon Acres, Loddon Drive, Wargrave, RG10 8HD

Parish: Wargrave

Grid Reference: Easting - 477763, Northing - 178493

Type of Development: Other Householder

Proposal: Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.

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 252974. 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 **5 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252974
Address:	Loddon Acres, Loddon Drive, Wargrave, RG10 8HD.		
Proposal:	Application to vary condition 2 of planning consent 230445 for the proposed extension of the existing garage building to provide additional ancillary accommodation at ground and first floor. Condition 2 refers to approved details. Variation is to allow changes to garage layout along with changes to fenestration.		
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

JPPC letter report AG/8205 dated 04/12/2025 states that the proposed extensions and alterations will be less wide-ranging than as approved.

We would have **no objection** to the variation as proposed and represented by the above reference document.

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:	16/12/2025	Signed:	Boniface Ngu
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