

Date: 11 November 2025
Application: 252688



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 252688

Applicant: Mr and Mrs Chris and Julie Dering

Site Address: Orchards Paddock, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT

Parish: Swallowfield

Grid Reference: Easting - 472177, Northing - 165224

Type of Development: Other Householder

Proposal: Householder application for the proposed new dormer extension and conservatory to dwelling, erection of detached three bay garage, outdoor swimming pool and associated landscaping. Demolition of existing garage and outbuildings. Gate position to be moved backwards into site to allow for vehicle space off the main highway.

Case Officer: Claire Moore

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 252688. 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 **2 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252688
Address:	Orchards Paddock, Basingstoke Road, Swallowfield, Wokingham, RG7 1PT.		
Proposal:	Householder application for the proposed new dormer extension and conservatory to dwelling, erection of detached three bay garage, outdoor swimming pool and associated landscaping. Demolition of existing garage and outbuildings. Gate position to be moved backwards into site to allow for vehicle space off the main highway.		
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 Householder application for the proposed new dormer extension and conservatory to dwelling, erection of detached three bay garage, outdoor swimming pool and associated landscaping. Demolition of existing garage and outbuildings. Gate position to be moved backwards into site to allow for vehicle space off the main highway.

Flood Risk Context

- The site lies within Flood Zone 1, meaning it is at low risk of fluvial flooding according to the Environment Agency's Flood Map for Planning.
- Surface water flood mapping indicates localised areas of low to medium risk along parts of the access and the site's lower garden boundary, likely following natural overland flow paths during intense rainfall.
- The total site area is below 1 hectare, so a formal Flood Risk Assessment (FRA) is not required under the National Planning Policy Framework (NPPF). However, surface water drainage strategy report is required .

2. Surface Water Drainage

- The proposed development (garage, conservatory, and swimming pool) will increase the overall impermeable area, which could lead to higher surface water runoff rates if not mitigated.

- The applicant should ensure that all new roof areas, hardstanding, and paved surfaces drain within the site boundary, without causing runoff towards neighbouring land, properties, or the public highway.
- Surface water from new structures should be managed in accordance with SuDS hierarchy, as follows:
 1. Infiltration to ground, such as via soakaways or permeable paving (subject to infiltration testing).
 2. Discharge to a nearby ditch or watercourse, with consent under Section 23 of the Land Drainage Act 1991.
 3. Discharge to a surface water sewer, where available and with the relevant operator's agreement.

Discharge to the foul sewer will not be supported.
- If infiltration drainage is proposed, it should be supported by BRE 365 infiltration testing undertaken at the proposed location and depth of each feature, ensuring at least 1.0 m clearance between the base of infiltration systems and the highest groundwater level.
- The swimming pool must not discharge to soakaways, surface water systems, or ditches. Pool drainage should be via foul sewer (with prior approval) or by tanker off-site disposal.

3. Groundwater and Site Drainage Considerations

- The local geology (River Terrace Deposits and Alluvium) suggests variable permeability and potential high groundwater levels at certain times of year.
- Finished floor levels of new extensions should be at least 150 mm above adjacent ground levels to provide resilience against surface water ponding.
- Any existing land drainage or field ditch should be retained and kept free-flowing to maintain natural drainage pathways.

The applicant is advised that all new roof and hardstanding areas should drain to appropriately designed soakaways, permeable paving, or other sustainable drainage systems within the site boundary. Given the scale of the proposal and the site's location in Flood Zone 1, the LLFA has requires more information in principle, provided the applicant demonstrates that surface water runoff will be managed sustainably within the site and will not increase flood risk elsewhere.

Conditions & Reasons (if required)

Date:	13/11/2025	Signed:	NT
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