

Date: 11 March 2026
Application: 260324



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: 260324

Applicant: Mr J brown

Site Address: 2 Sheepbridge Cottages, Basingstoke Road, Spencers Wood,
Wokingham, RG7 1PS

Parish: Shinfield

Grid Reference: Easting - 471486, Northing - 165889

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear extension.

Case Officer: Annabelle Jones

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 260324. 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 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260324
Address:	2 Sheepbridge Cottages, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PS.		
Proposal:	Householder application for the proposed single storey rear extension.		
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 single storey rear extension on 11th March 2026.

Having reviewed the submitted information, we note that the site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding.

The proposed development is minor in scale and is not anticipated to result in a significant increase in impermeable area. As such, it is unlikely to materially increase surface water runoff or flood risk elsewhere.

Given the scale and nature of the proposal, the LLFA has no objection to the development and does not consider it necessary to request a detailed surface water drainage strategy in this instance.

However, it is recommended that any new hardstanding or roof runoff is directed to permeable areas within the site where reasonably practicable, to ensure compliance with sustainable drainage principles.

Conditions & Reasons (if required)

Date:	17/03/2026	Signed:	NT
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