

Date: 12 May 2025
Application: 250516



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,

Outline Planning Approval Consultation

Application Number: 250516

Applicant: Mrs Elizabeth Marlow

Site Address: 78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET

Parish: Finchampstead

Grid Reference: Easting - 479303, Northing - 165454

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 1 no. detached four bedroom self-build dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)

(Please note change of description to 'self-build'.)

Case Officer: Kieran Neumann

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 250516. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250516
Address:	78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET.		
Proposal:	Outline application for the proposed erection of 1 no. detached four bedroom self-build dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.) (Please note change of description to 'self-build'.)		
Type of Development:	Minor Dwellings (1-9)		
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

We note the inclusion of **self-build** to the proposal description.

Our comments of the **08/04/2025** still apply.

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:	14/05/2025	Signed:	Boniface Ngu
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