

Date: 10 March 2025
Application: 250506



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: 250506

Applicant: Mr J Parton

Site Address: Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

Parish: Wargrave

Grid Reference: Easting - 480587, Northing - 177861

Type of Development: Major Dwellings (10+)

Proposal: Application to vary conditions 2, 5, 7 and 15 of planning consent 212446 (allowed at appeal ref: APP/X0360/W/21/3289621 RD and varied by 240108) for the proposed erection of 1 no. x 4 bedroom detached dwelling with link-attached garage and workshop, plus associated parking and landscaping, following demolition of existing animal enclosures, aviaries and office/staff welfare building. Condition 2 relates to the approved plans, 5 to landscaping, 7 to drainage details and 15 to boundary treatments, and the variation is to include an array of PV panels plus amended drainage details and details of boundary treatments.

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 250506. 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:	250506
Address:	Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH.		
Proposal:	Application to vary conditions 2, 5, 7 and 15 of planning consent 212446 (allowed at appeal ref: APP/X0360/W/21/3289621 RD and varied by 240108) for the proposed erection of 1 no. x 4 bedroom detached dwelling with link-attached garage and workshop, plus associated parking and landscaping, following demolition of existing animal enclosures, aviaries and office/staff welfare building. Condition 2 relates to the approved plans, 5 to landscaping, 7 to drainage details and 15 to boundary treatments, and the variation is to include an array of PV panels plus amended drainage details and details of boundary treatments.		
Type of Development:	Major Dwellings (10+)		
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

Site layout and drainage drawing H1267-402 E dated 04/12/2024 indicates that the site falls from south to north and the development proposes attenuation with discharge controlled 2.7l/s.

The above drawing represents the drainage strategy drawing but as the drainage details (calculations) to back the represented drainage strategy have not been provided, we would anticipate seeing those details for the discharge of drainage condition 7.

We would not object to the variation of condition 7 as represented by the above-mentioned drawing.

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:

11/03/2025

Signed:

Boniface Ngu