

Date: 3 February 2025
Application: 250172



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,

Householder Consultation

Application Number: 250172

Applicant: Andrew Parsons

Site Address: Springholme, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS

Parish: Shinfield

Grid Reference: Easting - 471466, Northing - 167655

Type of Development: Other Householder

Proposal: Householder application for the proposed loft conversion to create habitable accommodation along with changes to fenestration to include 2no. dormers and installation of roof lights.

Case Officer: Rowan Reynolds

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 250172. 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:	250172
Address:	Springholme, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS.		
Proposal:	Householder application for the proposed loft conversion to create habitable accommodation along with changes to fenestration to include 2no. dormers and installation of roof lights.		
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

The development proposes conversion of the loft of an existing building, with no increase in the building footprint.

We would have no objection to the principle of the development, as represented by isometric views drawing 01 A.

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:	04/02/2025	Signed:	Boniface Ngu
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