

Date: 17 December 2025
Application: 253043



**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,

Full Planning Approval Consultation

Application Number: 253043

Applicant: Mr Kashif Hafeez

Site Address: 10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED

Parish: Shinfield

Grid Reference: Easting - 473537, Northing - 170374

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (retrospective).

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 253043. 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 **10 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253043
Address:	10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED.		
Proposal:	Full application for the proposed change of use to mixed residential and commercial use along with erection of a pitched roof onto existing outbuilding (retrospective).		
Type of Development:	Other Change of Use		
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 **planning statement dated 11/12/2025** states that the development is for the change of use of an existing double garage to nail and beauty bar.

The existing dwelling is within flood zone 1 and the impermeable footprint is not increasing.

We would have **no objection** to the development, as represented by **proposed plans and elevations drawing P1692 -04 dated December 2025**.

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:	22/12/2025	Signed:	Boniface Ngu
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