

Date: 21 July 2025
Application: 251733



**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,

Full Planning Approval Consultation

Application Number: 251733

Applicant: Mr Simon Alder

Site Address: The Metro Building, Toutley Road, Wokingham, RG41 1QN

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for first floor extension to existing storage facility.

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 251733. 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:	251733
Address:	The Metro Building, Toutley Road, Wokingham, RG41 1QN.		
Proposal:	Full application for first floor extension to existing storage facility.		
Type of Development:	Minor All other developments		
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

Section 10 of the planning statement mentions that the footprint of the existing building, within flood zone 1 will remain the same and drainage connection will remain as existing.

Given that the proposal is for a first-floor extension, we will have **no objection** to the development, as represented by **proposed floor plans and elevations drawing 002 dated March 2024**.

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:	23/07/2025	Signed:	Boniface Ngu
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