

Date: 28 April 2026
Application: 261013



**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,

Householder Consultation

Application Number: 261013

Applicant: Samuel & Kathryn Warwick

Site Address: 129 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479307, Northing - 178831

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear element, plus changes to fenestration and erection of a detached outbuilding.

Case Officer: Marcus Hillman

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 261013. 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 **20 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261013
Address:	129 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear element, plus changes to fenestration and erection of a detached outbuilding.		
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 existing dwelling is within flood zone 1 and we would have no objection to the principle of its extension, as represented by **proposed floor plans and elevation drawing 25-029 – 102 A dated 27/04/2026**.

We will however need to understand how surface water runoff from the extension will be managed, so that flood risk is not increased on or off site.

The detached outbuilding, as represented by **drawing 25-029 - 103 dated 21/01/2026**, is however along a surface water overland flow route, and within an area that experiences high risk surface water flooding.

We will need to see a Flood Risk Assessment that addresses how risk of surface water flooding will be managed and how any issues of flood risk on or off site have been mitigated to ensure that the development does not increase on or off site flooding.

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:	29/04/2026	Signed:	Boniface Ngu
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