

Date: 1 December 2025
Application: 252863



**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: 252863

Applicant: Mr Justin Hove

Site Address: 1 Palmerstone Road, Earley, Wokingham, RG6 1HL

Parish: Earley

Grid Reference: Easting - 474442, Northing - 173036

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to residential institution (Use Class C2).

Case Officer: Cameron Young

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 252863. 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 **22 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252863
Address:	1 Palmerstone Road, Earley, Wokingham, RG6 1HL.		
Proposal:	Full application for the proposed change of use of the building to residential institution (Use Class C2).		
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 site is located in Flood Zone 1 with very low surface water risk. The proposal does not involve any increase in building footprint or hardstanding and therefore does not increase flood risk on or off site.

As the change of use to a C2 residential institution introduces a higher vulnerability class, the LLFA notes that safe access/egress is maintained, and no additional mitigation is required. Existing drainage arrangements are expected to remain sufficient.

LLFA Position: No objection, subject to an informative that any future extensions or increased impermeable areas may require a drainage assessment and SuDS strategy.

Conditions & Reasons (if required)

Date:	05/12/2025	Signed:	NT
--------------	------------	----------------	----