

Date: 6 February 2025
Application: 243155



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: 243155

Applicant: Mrs Claire Young

Site Address: Halfway Up, The Street, Swallowfield, Wokingham, RG7 1QY

Parish: Swallowfield

Grid Reference: Easting - 472443, Northing - 164834

Type of Development: Other Householder

Proposal: Householder application for the proposed single storey rear and side extension following demolition of the existing conservatory.

Case Officer: Ben McEwan

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 243155. 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:	243155
Address:	Halfway Up, The Street, Swallowfield, Wokingham, RG7 1QY.		
Proposal:	Householder application for the proposed single storey rear and side extension following demolition of the existing conservatory.		
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 eastern part of the existing dwelling and the part where the conservatory is, as represented by **existing ground floor plan drawing 03 – 01 A dated July 2024**, is within the flood zones.

The **proposed ground floor plan drawing 03 – 06 C dated August 2024** indicates that the proposed single side and rear extension shifts towards the western side of the building, towards flood zone 1.

We would have no objection to the principle of the development, as represented above but as drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until a Flood Risk Assessment (FRA) with details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, demonstrating that flood risk will not increase on or off site.

The FRA should include a drainage strategy drawing for the proposed extension.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the

development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:

07/02/2025

Signed:

Boniface Ngu