

Date: 23 April 2025
Application: 250957



**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,

Variation/Removal of Condition Consultation

Application Number: 250957

Applicant: Mrs H Price

Site Address: Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE

Parish: Finchampstead

Grid Reference: Easting - 478262, Northing - 162845

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.

Case Officer: Adriana González

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 250957. 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:	NT		
Service	WBC Drainage	App No:	250957
Address:	Treetops, Fleet Hill, Finchampstead, Wokingham, RG40 4LE.		
Proposal:	Application to vary conditions 3, 4, 5, 6, 7, 8 and 10 of planning consent 220792 for the proposed erection of a detached 4 no. bedroom dwelling following demolition of workshop and recently demolished dwelling at Fleet Rise. (Part Retrospective). Condition 3 refers to bat licence; 4 to external materials; 5 to landscaping; 6 to landscape management; 7 to drainage; 8 to boundary treatment; 10 to cycle parking details. The variation is to allow removal of condition 3 and details to comply with condition 4, change of wording and details to comply with conditions 5, 6, 7, 8, 10.		
Type of Development:	Minor Dwellings (1-9)		
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

LLFA requires to keep condition as it is as it is simple condition which is as follows
No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. 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.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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.

Conditions & Reasons (if required)			
Date:	02/05/2025	Signed:	NT