

Date: 7 July 2025
Application: 251593



**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,

Discharge of condition Consultation

Application Number: 251593

Applicant: Mrs Claire Young

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

Parish: Swallowfield

Grid Reference: Easting - 472441, Northing - 164851

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 243155 dated 18.03.2025. Condition 4 relates to drainage.

Case Officer: Rowan Reynolds

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 251593. 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:	251593
Address:	Halfway Up, The Street, Swallowfield, Wokingham, RG7 1QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 243155 dated 18.03.2025. Condition 4 relates to drainage.		
Type of Development:			
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

Drainage drawing 03-10 D dated 03/07/2025 demonstrates that the conservatory area to be demolished is 33m² while the proposed new extension has a roof area of 29m².

The drawing also indicates that foul drainage will be to an existing foul sewer while surface water runoff will drain into an existing soakaway to the rear of the dwelling.

Based on the above, we can **recommend discharge of condition 4** of application 243155.

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:	10/07/2025	Signed:	Boniface Ngu
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