

Date: 14 August 2024
Application: 242042



**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: 242042

Applicant: Sri Estates Limited

Site Address: 43 Gipsy Lane, Wokingham, RG40 2BN

Parish: Wokingham Town

Grid Reference: Easting - 481193, Northing - 168194

Type of Development: Other Householder

Proposal: Application to vary condition 5 of planning consent 240710 for the proposed single storey front extension to create porch, single storey rear extension with changes to fenestration, the hardstanding to rear garden following demolition of existing conservatory (part- retrospective). Condition 5 refers to landscaping and the variation is to allow the inclusion of pebbled paving to the front driveway.

Case Officer: Tariq Bailey-Biggs

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 242042. 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:	242042
Address:	43 Gipsy Lane, Wokingham, RG40 2BN.		
Proposal:	Application to vary condition 5 of planning consent 240710 for the proposed single storey front extension to create porch, single storey rear extension with changes to fenestration, the hardstanding to rear garden following demolition of existing conservatory (part- retrospective). Condition 5 refers to landscaping and the variation is to allow the inclusion of pebbled paving to the front driveway.		
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

Condition 5 is not drainage related but we would have **no objection** to the variation of the condition as represented by **front driveway drawing P1501-04 dated June 2024**, as the front driveway is of permeable material.

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:	15/08/2024	Signed:	Boniface Ngu
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