

Date: 5 June 2025
Application: 251301



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,

PN Class MA Commercial to Resi Consultation

Application Number: 251301

Applicant: Dr Satinder Dahmi

Site Address: Unit 1, Cutbush Court, Danehill, Earley, RG6 4UW

Parish: Earley

Grid Reference: Easting - 474593, Northing - 169662

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings.

Case Officer: Kieran Neumann

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 251301. 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:	251301
Address:	Unit 1, Cutbush Court, Danehill, Earley, RG6 4UW.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises to 6 no. dwellings.		
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

The existing commercial building is within flood zone 1 and we would have no objection to the principle of its conversion to 6 residential dwellings, as represented by **proposed plans and elevations drawing C01 dated 11/04/2025**.

The development impermeable area does not increase.

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:	06/06/2025	Signed:	Boniface Ngu
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