

Date: 30 July 2025
Application: 251813



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,

Householder Consultation

Application Number: 251813

Applicant: Mr and Mrs Loudon

Site Address: 84 Old Bath Road, Charvil, Wokingham, RG10 9QL

Parish: Invalid code

Grid Reference: Easting - 477731, Northing - 175956

Type of Development: Other Householder

Proposal: Householder application for a proposed single storey side and rear extension, following the removal of a tandem garage block.

Case Officer: Marcus Hillman

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 251813. 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:	251813
Address:	84 Old Bath Road, Charvil, Wokingham, RG10 9QL.		
Proposal:	Householder application for a proposed single storey side and rear extension, following the removal of a tandem garage block.		
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 existing dwelling is within flood zones 2 and 3.

The garage to be demolished is within flood zone 2 and the proposed extension is within flood zones 2 and 3, as represented by **existing and proposed block plan drawing 2519-P103 dated July 2025**.

We would require a Flood Risk Assessment (FRA) addressing all forms of flooding and demonstrating that the proposed development will have no adverse flood effect, on or off site.

The FRA should address any loss of flood plain storage issues as well surface water runoff from any increased impermeable areas created.

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:	01/08/2025	Signed:	Boniface Ngu
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