

Date: 5 December 2024
Application: 242746



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Householder Consultation

Application Number: 242746

Applicant: Mr Baljit Johal

Site Address: 5 Aldbourne Avenue, Earley, Wokingham, RG6 7DB

Parish: Invalid code

Grid Reference: Easting - 474525, Northing - 171852

Type of Development: Other Householder

Proposal: Householder application for the proposed erection, first floor extension and second floor side and rear extension following the demolition conservatory, installation of roof lights, dormer window and changes to existing fenestration.

Case Officer: Dilumi Warnakulasuriya

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 242746. 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:	242746
Address:	5 Aldbourne Avenue, Earley, Wokingham, RG6 7DB.		
Proposal:	Householder application for the proposed erection, first floor extension and second floor side and rear extension following the demolition conservatory, installation of roof lights, dormer window and changes to existing fenestration.		
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 site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed site plan drawing GDR-WE-BJ-24-1006 dated 28/10/2024**.

As the footprint of the dwelling increases significantly and drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full drainage details for the proposal have been submitted to and approved in writing by the LPA:

The details shall include the existing drainage details for the site and how the proposed extension feeds into it or full drainage details for any new drainage proposal for the extension.

The details shall be accompanied by a drainage strategy drawing as well as calculations for any new attenuation features with discharge controlled at no more than existing discharge rates.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) 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.

Date:

06/12/2024

Signed:

Boniface Ngu