

Date: 17 April 2026
Application: 260605



**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: 260605

Applicant: Dr Ann Olivarius

Site Address: Hennerton House, Hennerton, Wargrave, Wokingham, RG10 8PD

Parish: Wargrave

Grid Reference: Easting - 478528, Northing - 180583

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an outbuilding following demolition of existing outbuilding.

Case Officer: James Fuller

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 260605. 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 requested from the case officer.

Your observations are required in respect of this application by **9 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260605
Address:	Hennerton House, Hennerton, Wargrave, Wokingham, RG10 8PD.		
Proposal:	Householder application for the proposed erection of an outbuilding following demolition of existing outbuilding.		
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

LLFA received this Householder application for the proposed erection of an outbuilding following demolition of existing outbuilding on 17th April 2026.

The application site is located within Flood Zone 1, representing a low probability of fluvial and tidal flooding. As the proposal involves the demolition of an existing outbuilding and the erection of a replacement, the Lead Local Flood Authority (LLFA) has no objection in principle.

The primary consideration for this development is the management of surface water to ensure no increase in runoff rates to the wider catchment. The applicant is expected to follow the drainage hierarchy, prioritizing infiltration via Sustainable Drainage Systems (SuDS) such as soakaways, rain gardens, or water butts. Any new hardstanding should be constructed using permeable materials to maintain existing greenfield runoff rates. Provided that surface water is managed within the site boundary and finished floor levels are set nominally above the surrounding ground level to mitigate local ponding, the proposal is considered compliant with the National Planning Policy Framework (NPPF).

Conditions & Reasons (if required)

Date:	20/04/2026	Signed:	NT