

Date: 19 January 2026
Application: 253069



**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,

Full Planning Approval Consultation

Application Number: 253069

Applicant: Miss Lisa Spiers

Site Address: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480838, Northing - 172894

Type of Development: Other Change of Use

Proposal: Full planning application for the proposed partial change of use of an existing building to residential use to create 1no. dwelling house, including alterations to fenestration and the installation of rooflights, alongside the erection of a front porch, following the demolition of an existing mobile home.

Case Officer: Annabelle Jones

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 253069. 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 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253069
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full planning application for the proposed partial change of use of an existing building to residential use to create 1no. dwelling house, including alterations to fenestration and the installation of rooflights, alongside the erection of a front porch, following the demolition of an existing mobile home.		
Type of Development:	Other Change of Use		
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 Full planning application for the proposed partial change of use of an existing building to residential use to create 1no. dwelling house, including alterations to fenestration and the installation of rooflights, alongside the erection of a front porch, following the demolition of an existing mobile home on 19th January 2026.

The site is located within Flood Zone 1, where the risk of flooding from rivers and the sea is low. In principle, the LLFA raises no objection on flood risk grounds to the proposed development, subject to appropriate management of surface water runoff.

Notwithstanding the low fluvial flood risk, it is noted that the proposal will introduce a new residential use and may result in an increase in impermeable area. Therefore, surface water drainage must be satisfactorily addressed to ensure there is no increase in flood risk on-site or to neighbouring land.

Surface Water Drainage

The applicant should submit details of a surface water drainage scheme that:

1. Is designed in accordance with sustainable drainage principles and follows the drainage hierarchy, prioritising infiltration where ground conditions allow;
2. Demonstrates that post-development runoff rates and volumes will be restricted to greenfield rates, or where this is not achievable, to no greater than existing rates;

3. Provides calculations to show that the system can accommodate the 1 in 100 year rainfall event plus an appropriate allowance for climate change; and
4. Demonstrates that exceedance flows will be managed safely, directing flows away from buildings and neighbouring properties

Conditions & Reasons (if required)			
Date:	21/01/2026	Signed:	NT