

**Date:** 9 May 2025  
**Application:** 250939



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 250939

**Applicant:** Mr YEMENGLU UK LTD

**Site Address:** Maidenhead Aquatics, Garden Centre House, 656 Reading Road, Winnersh, Wokingham, RG41 5HG

**Parish:** Winnersh

**Grid Reference:** Easting - 476632, Northing - 171383

**Type of Development:** Minor All other developments

**Proposal:** Full application for proposed single storey rear extension to existing office building to facilitate additional office space following the demolition of the existing outbuilding (retrospective).

**Case Officer:** Claire Moore

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 250939. 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<br>Flood Risk & Drainage                                                                                                                                                              |         |        |
| Service              | WBC Drainage                                                                                                                                                                                       | App No: | 250939 |
| Address:             | Maidenhead Aquatics, Garden Centre House, 656 Reading Road, Winnersh, Wokingham, RG41 5HG.                                                                                                         |         |        |
| Proposal:            | Full application for proposed single storey rear extension to existing office building to facilitate additional office space following the demolition of the existing outbuilding (retrospective). |         |        |
| Type of Development: | Minor All other developments                                                                                                                                                                       |         |        |
| 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

We note that this application is retrospective, but we would respond as if we were responding to a full application.

The development proposes additional office space within flood zone 3.

**Annex 3 of NPPF** classifies office buildings as less vulnerable development, while **Table 2 of PPG** states that less vulnerable development is not allowed within flood zone 3b, but can be allowed within flood zone 3a, if an FRA demonstrates that the development will not lead to an increase in flood risk on or off site.

An FRA has not been submitted with this application, to demonstrate that all forms of flood risk, with an allowance for climate change, have been considered and the development mitigates against them.

The **before and after site photos drawing P1631-03 dated April 2025** indicates that the site has been transformed from a permeable site to an impermeable site. The FRA needs to demonstrate how surface water runoff from the increased impermeable area, as represented by the **location and proposed block plan drawing P1631-01 dated April 2025**, will be managed to ensure that flood risk from the development is not transferred elsewhere.

Given that the development is proposed within the floodplain, we would anticipate the FRA to demonstrate how loss of flood plain storage will be managed to ensure that displaced flood waters are adequately managed.

The FRA should also address access and egress issues.

Based on the above, we would **object** to the development.

Our objection can be overcome if the above issues are addressed within a flood risk assessment.

#### **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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 13/05/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|