

Date: 17 February 2026
Application: 260345



**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,

Discharge of condition Consultation

Application Number: 260345

Applicant: Ms Maria Barley

Site Address: Little Gables, Sindlesham Road, Arborfield, Wokingham, RG2 9QE

Parish: Arborfield

Grid Reference: Easting - 476113, Northing - 167144

Type of Development:

Proposal: Application for submission of details to comply with Conditions 2, 3 and 4 of planning consent 242712 dated 21 November 2025 relating to external materials, submission of material details and finishes, and approved elevation details.

Case Officer:

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 260345. 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 **10 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260345
Address:	Little Gables, Sindlesham Road, Arborfield, Wokingham, RG2 9QE.		
Proposal:	Application for submission of details to comply with Conditions 2, 3 and 4 of planning consent 242712 dated 21 November 2025 relating to external materials, submission of material details and finishes, and approved elevation details.		
Type of Development:			
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

Conditions 2, 3 & 4 are not drainage related so we have no comments to make.

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:	24/02/2026	Signed:	Boniface Ngu
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