

Date: 1 September 2025
Application: 251869



**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: 251869

Applicant: Mr Johnny Wyld

Site Address: Wallend, Station Road, Wargrave, Wokingham, RG10 8EU

Parish: Wargrave

Grid Reference: Easting - 478265, Northing - 178419

Type of Development: Other Householder

Proposal: Householder application for the proposed creation of a new vehicular access with timber 5-bar gates set back from the highway, alongside the closure of the existing access and formation of a pedestrian gate with hardstanding path leading to the dwelling, together with the replacement of the front gravel driveway with lawn and associated landscaping including a conservation hedge and a picket fence along the front boundary, with all demolition of the existing vehicular access occurring at the end of the works.

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 251869. 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 **27 August 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251869
Address:	Wallend, Station Road, Wargrave, Wokingham, RG10 8EU.		
Proposal:	Householder application for the proposed creation of a new vehicular access with timber 5-bar gates set back from the highway, alongside the closure of the existing access and formation of a pedestrian gate with hardstanding path leading to the dwelling, together with the replacement of the front gravel driveway with lawn and associated landscaping including a conservation hedge and a picket fence along the front boundary, with all demolition of the existing vehicular access occurring at the end of the works.		
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 existing dwelling is within flood zone 2 and we would have **no objection** to the development, as represented by **proposed plans drawing uploaded on NEC DM on the 04/08/2025** and **front elevation drawing uploaded on NEC DM on the 01/09/2025**.

The driveway and pathway are of gravel construction, hence no increase in impermeable area.

The five bar gate allows for free flow of water in case of flooding.

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:	02/09/2025	Signed:	Boniface Ngu
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