

Date: 4 April 2025
Application: 250597



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: 250597

Applicant: Mr M Moore

Site Address: 18-32 London Road, Twyford, RG10 9ER

Parish: Twyford

Grid Reference: Easting - 478891, Northing - 176018

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two-bedroom first floor apartments to form 4 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.

Case Officer: Marcus Watts

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 250597. 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 Flood Risk & Drainage		
Service	WBC Drainage	App No:	250597
Address:	18-32 London Road, Twyford, RG10 9ER.		
Proposal:	Full application for proposed raising of the existing roof to form 2 2-bedroom apartments, with sub-division of two existing two-bedroom first floor apartments to form 4 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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 site is within flood zone 1 and the proposal is for a first-floor remodelling and a second-floor extension, as well as changes to carparking, following demolition of existing outbuildings.

We would have no objection to the principle of the development, as represented by **site plan and location plan drawing 01.A dated 13/01/2025**.

We note from the application form that surface water will be managed via soakaway while foul will discharge into an existing foul sewer network.

We however need clarification on:

The existing car parking area. Is it of impermeable material?

The area of the demolished outbuildings compared to the additional car parking spaces.

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:	08/04/2025	Signed:	Boniface Ngu
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