

Date: 2 February 2026
Application: 252712



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,

Variation/Removal of Condition Consultation

Application Number: 252712

Applicant: Mrs Harriet Lobacz

Site Address: 10-12 Latimer Road, Wokingham

Parish: Wokingham

Grid Reference: Easting - 480599, Northing - 168497

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 223691 for the Full application for the proposed erection of 42 residential apartments in three blocks, including on-site parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings. Condition 2 refers to Approved Details, and the variation is proposed changes to meet the current legislation and Building Regulations.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252712.

The new details are as follows: **Revised plans to show improved design and detailing features, a daylight and sunlight assessment as well as an updated energy and sustainability information.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **2 March 2026**. If you need any more information, please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	252712
Address:	10-12 Latimer Road, Wokingham.		
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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 Lead Local Flood Authority has reviewed the application to vary Condition 2 (Approved Details) of planning consent 223691.

Condition 2 relates to compliance with the approved plans and documents. The proposed variation seeks to update approved details to reflect current legislation and Building Regulations. The variation does not propose any amendments to the approved surface water or foul drainage strategy, drainage layout, discharge rates, or SuDS features.

On this basis, the LLFA confirms that the application is not drainage related, and the LLFA has no comments to make in respect of flood risk or surface water management.

Conditions & Reasons (if required)			
Date:	03/02/2026	Signed:	NT