

Date: 15 September 2025
Application: 252132



**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,

Householder Consultation

Application Number: 252132

Applicant: Mr Alexander Wright

Site Address: Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482117, Northing - 171399

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.

Case Officer: Rowan Reynolds

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 252132. 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 **6 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252132
Address:	Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH.		
Proposal:	Householder application for the proposed erection of a car port to front of property as part of disability adaptation work.		
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 1 and the proposed carport will be in a gravel area, as represented by **proposed site plan drawing DPM 4022 / 03 dated September 2025**.

The carport will be of open sides, as represented by **proposed carport elevations drawing DPM 4022 / 05 dated September 2025**.

Based on the above, we would have **no objection** to the principle of the development, **as represented by the above-mentioned drawings**.

We just need confirmation that the gravel area is permeable.

If it is, we would have no objection.

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:	16/09/2025	Signed:	Boniface Ngu
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