

Date: 9 May 2025
Application: 250829



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: 250829

Applicant: MR ALAN MAGRUN

Site Address: Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD

Parish: Wargrave

Grid Reference: Easting - 480138, Northing - 180867

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.

Case Officer: Marcus Hillman

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 250829. 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:	250829
Address:	Springfields, Hatch Gate Lane, Wargrave, Wokingham, RG10 8QD.		
Proposal:	Householder application for proposed erection of a two-storey side/rear extension, modifications to the roof, removal of a chimney and existing single storey elements and changes to fenestration, and demolition of existing outbuildings and structures.		
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

We have reviewed **SuDS drainage strategy report SD2502127 dated February 2025**, together with its appendices and have the following comments to make:

The existing dwelling is within flood zone 1 and the 0.019ha site's runoff rate has been calculated at 2.45l/s.

The development proposes controlled discharge from a detention basin at 1l/s, as represented on **drainage layout drawing 201 P1 dated 10/02/2025**, with the attenuation basin requiring 5.8m³ to cater for the 1 in 100 year plus 40% climate change, as indicated on **micro-drainage calculations dated 11/02/2025**.

We note that maintenance will be carried out in accordance with section 6 of the drainage strategy report.

As a basement is proposed and actual groundwater monitoring has not been carried out, we would recommend the condition below.

Conditions & Reasons (if required)

Development should be carried out in accordance with the **SuDS drainage strategy report SD2502127 dated February 2025** after confirmation of

seasonal groundwater levels for the site have been signed of, in writing by the LPA.

This is to prevent increased flood risk from ground water. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	14/05/2025	Signed:	Boniface Ngu
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