

Date: 3 February 2026
Application: 252432



**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: 252432

Applicant: Miss Lauren Williams

Site Address: 4 Great Lea, Pingewood, Three Mile Cross, RG7 1NU

Parish: Shinfield

Grid Reference: Easting - 471131, Northing - 168483

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey garage within the curtilage of the dwelling, with associated alterations to access.

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 252432. 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 **24 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252432
Address:	4 Great Lea, Pingewood, Three Mile Cross, RG7 1NU.		
Proposal:	Householder application for the proposed erection of a detached single-storey garage within the curtilage of the dwelling, with associated alterations to access.		
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

LLFA received Householder application for the proposed erection of a detached single-storey garage within the curtilage of the dwelling, with associated alterations to access on 3rd February 2026.

The development is in Flood zone 1 but high risk from ground water flooding according to the EA mapping. Finished floor levels are set appropriately with regard to potential groundwater emergence. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	10/02/2026	Signed:	NT
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