

Date: 29 September 2025
Application: 252260



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: 252260

Applicant: Mr & Mrs K Panwar

Site Address: Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA

Parish: Arborfield

Grid Reference: Easting - 475828, Northing - 167735

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey annexe with dual-pitched roof finished in red Redland 49 tiles and a small flat roof section finished with single-ply felt, incorporating rendered external walls in magnolia and white PVCu double glazed windows and doors, following the demolition of a derelict outbuilding. (Retrospective)

Case Officer: Cameron Young

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 252260. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **20 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252260
Address:	Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	Householder application for the proposed erection of a detached single-storey annexe with dual-pitched roof finished in red Redland 49 tiles and a small flat roof section finished with single-ply felt, incorporating rendered external walls in magnolia and white PVCu double glazed windows and doors, following the demolition of a derelict outbuilding.(Retrospective)		
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 site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed drawing 25/692/01 dated September 2025**.

The annexe, of larger impermeable footprint, is proposed at the location of a demolished derelict outbuilding.

We would have had no objection to this retrospective application but would have **conditioned drainage details, as recommended below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

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.

This is to prevent increased flood risk from surface water run-off. 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.

Also note that connection to ordinary watercourses require ordinary watercourse consent via floodriskdc@wokingham.gov.uk

Date:	06/10/2025	Signed:	Boniface Ngu
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