

Date: 29 September 2025
Application: 242712



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: 242712

Applicant: Ms Maria Barley

Site Address: Little Gables, Sindlesham Road, Arborfield, Wokingham, RG2 9QE

Parish: Arborfield

Grid Reference: Easting - 476113, Northing - 167144

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single front extension to form a porch, a single storey front/side extension and two first floor rear extensions, plus changes to fenestration.

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 242712. 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 **20 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242712
Address:	Little Gables, Sindlesham Road, Arborfield, Wokingham, RG2 9QE.		
Proposal:	Householder application for the proposed erection of a single front extension to form a porch, a single storey front/side extension and two first floor rear extensions, plus changes to fenestration.		
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 we would have no objection to the extensions, as represented by **existing and proposed block plans drawing 240611-005 A dated 21/01/2025**.

As we do not know how the dwelling currently manages surface water, and we have not been told how the proposed extension will manage surface water runoff, we would **recommend the condition below**:

NB: Groundwater levels in the area could be quite close to the surface.

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.

Date:	06/10/2025	Signed:	Boniface Ngu
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