

Date: 17 October 2025
Application: 251846



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: 251846

Applicant: Mr Sajith Chandrasekaran

Site Address: Blackmoor, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS

Parish: Shinfield

Grid Reference: Easting - 471492, Northing - 167544

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side and rear extension.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251846.

The new details are as follows: **Revised plans reducing the two storey extension to a single storey structure.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **31 October 2025**. If you need any more information, please do not hesitate to contact the case officer James Fuller.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	James Fuller
Service	WBC Drainage	App No:	251846
Address:	Blackmoor, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a single storey side and rear extension.		
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

No objection to the single storey side and rear extension but the drainage condition remains, as recommended in **our response of the 17/09/2025**.

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:	23/10/2025	Signed:	Boniface Ngu
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