

**Date:** 23 July 2025  
**Application:** 251725



**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:** 251725

**Applicant:** Mr Yun Shun Matthias Wong

**Site Address:** 13 Raggleswood Close, Earley, Wokingham, RG6 7LH

**Parish:** Earley

**Grid Reference:** Easting - 475184, Northing - 171402

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective).

**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 251725. 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

|                             |                                                                                                                                                                                                                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                            | <b>App No:</b> | 251725 |
| <b>Address:</b>             | 13 Raggleswood Close, Earley, Wokingham, RG6 7LH.                                                                                                                                                                                                                       |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective). |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 this Householder application for the proposed erection of a single storey front extension to form a guest room and porch, alongside the conversion of the existing garage to habitable accommodation with associated alterations to front fenestration (part retrospective). The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. 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.

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 28/07/2025 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|