

Date: 1 July 2026
Application: 261380



**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: 261380

Applicant: Mr. Zaheer Iqbal

Site Address: 28 Harcourt Drive, Earley, Wokingham, RG6 5TJ

Parish: Earley

Grid Reference: Easting - 473542, Northing - 171022

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a part single part two storey side / rear extension following demolition of the existing rear conservatory and detached outbuilding.

Case Officer: Rowan Reynolds

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 261380. 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 **22 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261380
Address:	28 Harcourt Drive, Earley, Wokingham, RG6 5TJ.		
Proposal:	Householder application for the proposed erection of a part single part two storey side / rear extension following demolition of the existing rear conservatory and detached outbuilding.		
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 this Householder application for the proposed erection of a part single part two storey side / rear extension following demolition of the existing rear conservatory and detached outbuilding on 1st July 2026. LLFA has reviewed the submitted information in relation to surface water drainage and flood risk.

The proposal relates to a domestic extension to an existing dwelling involving a relatively small increase in impermeable area following the demolition of an existing conservatory and detached outbuilding. The scale of development is not considered likely to have a significant impact on surface water runoff or increase flood risk on or off the site.

Provided that surface water continues to be managed within the site and runoff is not discharged onto the public highway or neighbouring land, the LLFA has **no objection** to the proposal.

Informatives

- Surface water from roofs and paved areas should be directed to a suitable sustainable drainage solution where reasonably practicable.
- Any new impermeable surfacing should incorporate appropriate drainage measures to prevent increased surface water runoff.
- The applicant should ensure that works do not impede existing drainage routes or adversely affect neighbouring properties.

LLFA Recommendation: No Objection.

Conditions & Reasons (if required)			
Date:		Signed:	