

Date: 10 August 2026
Application: 261788



**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,

Variation/Removal of Condition Consultation

Application Number: 261788

Applicant: Mr William Langstone

Site Address: 104 Oxford Road, Wokingham, Wokingham, RG41 2YN

Parish: Wokingham

Grid Reference: Easting - 480134, Northing - 169143

Type of Development: Other Householder

Proposal: Application to vary condition 3 of planning consent 231573 dated 23 November 2023 for the householder application for the proposed erection of a two storey side extension, first floor side extension, single storey rear extension, new roof to facilitate conversion of the loft to create habitable accommodation, plus changes to fenestration and dropped kerbs. Condition 3 refers to drainage details, and the variation is to amend the timing of the condition to allow demolition and foundation works to commence, with no new drainage works or construction above damp-proof course level to proceed until the drainage details have been submitted to and approved in writing by the Local Planning Authority

Case Officer: Joanna Carter

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 261788. 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 **31 August 2026**.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261788
Address:	104 Oxford Road, Wokingham, Wokingham, RG41 2YN.		
Proposal:	Application to vary condition 3 of planning consent 231573 dated 23 November 2023 for the householder application for the proposed erection of a two storey side extension, first floor side extension, single storey rear extension, new roof to facilitate conversion of the loft to create habitable accommodation, plus changes to fenestration and dropped kerbs. Condition 3 refers to drainage details, and the variation is to amend the timing of the condition to allow demolition and foundation works to commence, with no new drainage works or construction above damp-proof course level to proceed until the drainage details have been submitted to and approved in writing by the Local Planning Authority		
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 Consultation Response

The Lead Local Flood Authority (LLFA) has reviewed the application to vary Condition 3 of planning permission 231573, dated 23 November 2023.

Condition 3 requires full details of the site's surface water drainage system to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The proposed variation seeks to allow demolition, and foundation works to commence prior to approval of the drainage details, while retaining the requirement that no new drainage works or construction above damp-proof course level take place until the drainage details have been submitted to and approved in writing by the Local Planning Authority.

The LLFA has no objection to the proposed variation in principle, subject to the drainage requirements contained within the existing Condition 3 remaining unchanged.

In particular, the drainage submission should continue to address all matters specified in Condition 3, including existing runoff rates, BRE365 infiltration testing, the SuDS hierarchy, attenuation/soakaway calculations for the 1 in 100 year event plus 40% climate change allowance, groundwater levels, the proposed drainage layout, the required separation from seasonal high groundwater levels, and long-term maintenance arrangements.

The LLFA also recommends that the wording of the varied condition makes clear that any demolition or foundation works permitted prior to approval of the drainage details must not prejudice the subsequent implementation of the approved surface water drainage scheme. Subject to the above, the LLFA raises no objection to the proposed variation of Condition 3.

Conditions & Reasons (if required)			
Date:	12/08/2026	Signed:	NT