

Date: 22 July 2025
Application: 242960



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: 242960

Applicant: Mr S Holdstock

Site Address: Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480212, Northing - 172492

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (part-retrospective). Removal of flue on east elevation; removal of black timber cladding from west gable end and two storey element of east elevation; replacement of ground floor French doors on east elevation with triple windows; alteration and extension of first floor 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 242960.

The new details are as follows: **Amended plans have been received which alter the following:**

- **Reduction in height of rear extension's roof.**
- **Reconfiguration of ground floor main staircase.**

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 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. If you need any more information please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Kieran Neumann
Service	WBC Drainage	App No:	242960
Address:	Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX.		
Type of Development:	Other Householder		
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Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The amended plans relating to **reduction in height of rear extension's roof and reconfiguration of ground floor main staircase**, does not impact on drainage comments of the **13/12/2024**.

The comments of the 13/12/2024 required a drainage strategy report that demonstrates how increased impermeable areas will mitigate potential impacts from increased surface water runoff.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	24/07/2025	Signed:	Boniface Ngu
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