

Date: 4 November 2024
Application: 242654



**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,

Full Planning Approval Consultation

Application Number: 242654

Applicant: .

Site Address: Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham, RG41 4BY

Parish: Wokingham Town

Grid Reference: Easting - 479552, Northing - 167904

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey extension to the existing public house to include remodelled

pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.

Case Officer: Tariq Bailey-Biggs

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 242654. 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

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242654
Address:	Ye Olde Leathern Bottel, 221 Barkham Road, Wokingham, RG41 4BY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing public house to include remodelled pub/kitchen, first floor extension and loft conversion to create 5no. rooms of accommodation along with changes to fenestration and installation of additional roof lights plus associated changes to access, parking and other ancillary works.		
Type of Development:	Minor All other developments		
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

We responded to this same application under 241556, on the 05/07/2024, requesting for further information on why surface water could not discharge directly into the ditch to the northeast of the site and that has still not been addressed.

Drainage strategy drawing 0110 P1 dated 05/06/2024, submitted under 241556, proposed a pumped discharge into a surface water manhole on Barkham Road.

Drainage strategy drawing 0110 P2 dated 08/10/2024, still proposes a pumped discharge into a surface water manhole on Barkham Road, albeit with the attenuation crate moved from the east of the car park to the west, but still not addressing the issue with discharging into the ditch to the east.

The ditch to the northeast of the site, along Limmerhill Road, flows northwards, and we need to understand why this discharge option has not been explored, given that the site naturally falls towards the ditch.

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:

07/11/2024

Signed:

Boniface Ngu