

Date: 10 October 2025
Application: 252385



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: 252385

Applicant: Ms Ying Zhang

Site Address: 2 Bigshotte Court, Wokingham, RG45 6WR

Parish: Wokingham Without

Grid Reference: Easting - 483725, Northing - 165162

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.

Case Officer: Cameron Young

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 252385. 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 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252385
Address:	2 Bigshotte Court, Wokingham, RG45 6WR.		
Proposal:	Householder application for the proposed erection of a detached single-storey outbuilding with a flat fibreglass roof, incorporating horizontal timber cladding, UPVC framed doors and windows, and to be used for purposes incidental to the enjoyment of the dwelling house.		
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

The rear of the existing property experiences fluvial, and the development is proposed within flood zone 3.

The front of the site is within flood zone 1 and development needs to follow the sequential test.

Proposed block/site plan drawing WH/2BC/P/04 dated 25/09/2025 indicates that the outbuilding will be within flood zone 3.

From the **proposed floor plans and elevations drawing WH/2BC/P/01 dated 25/09/2025** indicates that the development can be classified as less vulnerable.

Table 2 of PPG indicates that less vulnerable development can be allowed within flood zone 3a but not within flood zone 3b.

The development needs to demonstrate (via FRA) that the outbuilding is not within flood zone 3b and show that the development will address all forms of flooding and will not increase flood risk on or off site.

On the other hand, the development can be located within flood zone 1 and a drainage strategy report provided, demonstrated how surface water from the

development will be manged.

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:	17/10/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------