

**Date:** 26 November 2025  
**Application:** 252899



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Householder Consultation**

**Application Number:** 252899

**Applicant:** MR AND MRS CHRIS AND HELEN COYNE

**Site Address:** 41 Laurel Close, Wokingham, RG41 4AZ

**Parish:** Wokingham Town

**Grid Reference:** Easting - 479811, Northing - 168395

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed Garage Conversion.

**Case Officer:** Julia Gibowicz

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 252899. 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 **17 December 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                             |                |        |
|-----------------------------|-------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                          |                |        |
| <b>Service</b>              | WBC Drainage                                                | <b>App No:</b> | 252899 |
| <b>Address:</b>             | 41 Laurel Close, Wokingham, RG41 4AZ.                       |                |        |
| <b>Proposal:</b>            | Householder application for the proposed Garage Conversion. |                |        |
| <b>Type of Development:</b> | Other Householder                                           |                |        |
| <b>Site Visit Made:</b>     | 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 Householder application for the proposed Garage Conversion.  
LLFA recommends No objection, subject to confirmation that the development does not increase the footprint of built form and does not create additional impermeable areas that could increase surface water runoff. The site is in flood zone 1 .

If any changes to hardstanding or drainage are proposed, they must be designed so that runoff rates remain no greater than existing, with permeable surfacing used where possible.  
Subject to the above, the LLFA has no further comments.

## Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 03/12/2025 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|