

Date: 22 October 2024
Application: 242652



**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: 242652

Applicant: Mr Talha Abdul

Site Address: 22 Ravenglass Close, Earley, Wokingham, RG6 3BX

Parish: Earley

Grid Reference: Easting - 475461, Northing - 170992

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation.

Case Officer: Victoria Morgan

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 242652. 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:	242652
Address:	22 Ravenglass Close, Earley, Wokingham, RG6 3BX.		
Proposal:	Householder application for the proposed erection of a single storey rear extension followed by a garage conversion into habitable accommodation.		
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 existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed plan and elevation drawing 20/10/2024/RDO/nco/PP dated October 2024**.

As the footprint of the development is increasing, we would **recommend the condition below**.

Conditions & Reasons (if required)

Given that the footprint of the building is increasing, and drainage details have not been provided, we would anticipate seeing details of the existing drainage system for the dwelling and how the proposed extension feeds into it.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	30/10/2024	Signed:	Boniface Ngu
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