

Date: 8 April 2025
Application: 250787



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: 250787

Applicant: Mr and Mrs Rydzinski

Site Address: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 477186, Northing - 181941

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of replacement study outbuilding.

Case Officer: Marcus Watts

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 250787. 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:	250787
Address:	Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Householder application for the proposed erection of replacement study outbuilding.		
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

Current floor plan drawing 294-10 shows that the footprint of the replacement outbuilding increase slightly (confirmed by **section 7.2 of the Design & planning statement**), while **elevation drawing 294-04 & 294-05** indicate that the outbuilding is not on stilts, like the Secundus building.

Since the site is within flood zone 3, we need to understand why stilts have not been applied in this situation, given there will be loss of floodplain storage issues.

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:	11/04/2025	Signed:	Boniface Ngu
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