

Date: 21 May 2025
Application: 251159



**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: 251159

Applicant: Mr Adrian Chalker

Site Address: 2 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR

Parish: Twyford

Grid Reference: Easting - 478457, Northing - 176450

Type of Development: Other Householder

Proposal: Householder application for the proposed replacement of existing external cladding including alterations to fenestrations.

Case Officer: Ben McEwan

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 251159. 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:	NT		
Service	WBC Drainage	App No:	251159
Address:	2 Wythe Cottages, Muddlers Lane, Twyford, Wokingham, RG10 9PR.		
Proposal:	Householder application for the proposed replacement of existing external cladding including alterations to fenestrations.		
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

LLFA received this Householder application for the proposed replacement of existing external cladding including alterations to fenestrations. The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. LLFA has no concerns .

Conditions & Reasons (if required)

Date:	27/05/2025	Signed:	NT
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