

Date: 13 December 2024
Application: 242960



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: 242960

Applicant: Mr S Holdstock

Site Address: Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480212, Northing - 172492

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (part-retrospective). Removal of flue on east elevation; removal of black timber cladding from west gable end and two storey element of east elevation; replacement of ground floor French doors on east elevation with triple windows; alteration and extension of first floor rear extension.

Case Officer: Helen Maynard

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 242960. 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:	242960
Address:	Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX.		
Proposal:	Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (part-retrospective). Removal of flue on east elevation; removal of black timber cladding from west gable end and two storey element of east elevation; replacement of ground floor French doors on east elevation with triple windows; alteration and extension of first floor rear extension.		
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 erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (part-retrospective). Removal of flue on east elevation; removal of black timber cladding from west gable end and two storey element of east elevation; replacement of ground floor French doors on east elevation with triple windows; alteration and extension of first floor rear extension on 13th december 2024. A part of development is in Flood zone 2 and low risk from surface water flooding according to the EA mapping. The proposed development raises several important considerations for surface water drainage. Below is a detailed evaluation:

Surface Water Management

1. Increased Impermeable Surfaces

- The garden room and link structure add 44 square meters of roofed area, increasing impermeable surfaces and altering runoff patterns. While this increase is small relative to the overall site, it has the potential to strain the existing drainage system during heavy rainfall if unmanaged.

2. Existing Drainage System

- Rainwater from the new roofs is stated to connect to the existing underground drainage system, which is believed to discharge into soakaways. However, no confirmation of their functionality or condition has been provided.
- The London Clay subsoil is highly impermeable, which limits infiltration potential, raising the likelihood of ponding or surface water accumulation if soakaways are ineffective.

3. Surface Water Flooding Risk

- The site itself is largely flood-free under the 0.1% AEP Surface Water Flood Map. However, local flooding in April 2023 highlights the limitations of surface water drainage due to poor conveyance in nearby watercourses and the flat topography.
- Runoff from the site could exacerbate localized flooding if not properly managed, particularly given the already saturated conditions often present in clay soils during extreme rainfall.

4. Mitigation Measures (SuDS)

- The installation of rainwater harvesting features, such as water butts with automatic diverters, could mitigate additional runoff. Permeable paving or shallow swales around the extensions could enhance onsite attenuation and reduce reliance on the existing drainage system.

Potential Impacts

- During extreme events, runoff from the extensions' roofs would likely match greenfield conditions because the clayey subsoil limits natural infiltration. However, during moderate rainfall, the development could slightly increase the rate of surface runoff to the existing drainage network, potentially affecting downstream areas.

LLFA requires surface water drainage strategy which includes more information including below

- A camera survey of the drainage system should confirm soakaway connections and functionality.
- Consider incorporating SuDS features like permeable paving or rain gardens to enhance on-site water management.
- Routine maintenance of the culverted watercourse and main river should be encouraged to address regional drainage deficiencies.

These measures should be included in drainage strategy and ensure compliance with sustainable drainage principles and minimize potential impacts from surface water drainage.

Conditions & Reasons (if required)

Date:	13/12/2024	Signed:	NT
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