

Date: 19 June 2026
Application: 260491



**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: 260491

Applicant: Kate Brooker

Site Address: 1 Farm Close, Crowthorne, Wokingham, RG45 6SE

Parish: Wokingham Without

Grid Reference: Easting - 484077, Northing - 165071

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side extension and a front porch extension, plus installation of a rear dormer and conversion of the garage to habitable accommodation.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260491.

The new details are as follows:

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 July 2026**. If you need any more information, please do not hesitate to contact the case officer Annabelle Jones.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Annabelle Jones
Service	WBC Drainage	App No:	260491
Address:	1 Farm Close, Crowthorne, Wokingham, RG45 6SE.		
Type of Development:	Other Householder		
Proposal:	Householder application for the proposed erection of a single storey side extension and a front porch extension, plus installation of a rear dormer and conversion of the garage to habitable accommodation.		
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 already commented on May 2026.

LLFA has reviewed the submitted information in relation to the proposed development and confirms that the site lies within Flood Zone 1. No objection is raised in principle to the proposed single storey side extension, front porch extension, rear dormer, and conversion of the garage to habitable accommodation. The LLFA notes that the existing plans (BROOKER-0126-04) indicate the manhole is located outside the main dwelling footprint. Further clarification has been provided confirming that the existing manhole will be retained in situ within the proposed utility area and fitted with a double-seal, screw-down cover to ensure continued access and protection.

This is acceptable in principle. However, no detailed drainage layout has been provided to demonstrate how the existing drainage system will be retained or how the proposed development will connect into it.

We need above information as mentioned in May 2026.

Conditions & Reasons (if required)

Date:	30/06/2026	Signed:	NT
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