

Date: 20 November 2024
Application: 242699



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Householder Consultation

Application Number: 242699

Applicant: Mr Alex Griffiths

Site Address: Barn Acre Cottage, Loddon Drive, Wargrave, Wokingham, RG10 8HN

Parish: Wargrave

Grid Reference: Easting - 477410, Northing - 177682

Type of Development: Other Householder

Proposal: Householder application for proposed double storey side extension and a single storey front extension.

Case Officer: Tariq Bailey-Biggs

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 242699. 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:	242699
Address:	Barn Acre Cottage, Loddon Drive, Wargrave, Wokingham, RG10 8HN.		
Proposal:	Householder application for proposed double storey side extension and a single storey front 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

The existing dwelling is within flood zone 2 and the proposed extensions, as represented by **proposed ground floor plan drawing PL.1310 dated August 2024**, are within flood zone 2.

We would have no objection to the development but as drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full drainage detail for the existing dwelling and how the proposed extensions feed into it have been submitted to and approved in writing by the LPA. The drainage details shall include:

1. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
2. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
3. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.

4. A description of how the proposed development will deal with surface water overland flows.
5. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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:	21/11/2024	Signed:	Boniface Ngu
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