

Date: 7 March 2025
Application: 250467



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,

Full Planning Approval Consultation

Application Number: 250467

Applicant: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Parish: Earley

Grid Reference: Easting - 475260, Northing - 171796

Type of Development: Minor All other developments

Proposal: Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)

Case Officer: Claire Moore

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 250467. 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:	250467
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Full application for the proposed change of use of the land to allow installation of caravan for residential use, demolition of existing house, construction of front wall and gates and extension of existing dropped kerb. (part-retrospective)		
Type of Development:	Minor All other developments		
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 site is within flood zone 1 and we would have no objection to the development, as represented by **Caravan proposals A2model drawing 1404/4/a uploaded on NEC DM on the 26/02/2025 at 21:03.**

The proposal indicates the caravan raised on stilts.

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:	07/03/2025	Signed:	Boniface Ngu
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