

Date: 1 July 2026
Application: 261520



**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: 261520

Applicant: Mr Guillermo Longo Martin

Site Address: 23 Meadow View, Winnersh, Wokingham, RG41 5PD

Parish: Winnersh

Grid Reference: Easting - 478678, Northing - 171357

Type of Development: Other Householder

Proposal: Householder application for the proposed partial garage conversion and single storey rear extension.

Case Officer: Nikita George

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 261520. 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 requested from the case officer.

Your observations are required in respect of this application by **22 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261520
Address:	23 Meadow View, Winnersh, Wokingham, RG41 5PD.		
Proposal:	Householder application for the proposed partial garage conversion and single storey 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 Householder application for the proposed partial garage conversion and single storey rear extension on 1st July 2026.

As Lead Local Flood Authority, our comments relate to surface water drainage and flood risk matters within our remit. We note the site lies within Flood Zone 2; fluvial flood risk is a matter for the Environment Agency as statutory consultee, and we understand this application should also have been referred to them for comment on that aspect.

From a surface water perspective:

This is a minor householder development comprising a partial garage conversion and a single storey rear extension. The garage conversion does not increase the building footprint, so no material change in surface water runoff arises from that element. The rear extension will result in a modest increase in impermeable area.

Given the scale of development, a full SuDS proforma or drainage strategy is not considered necessary. However, we would recommend:

- Roof drainage from the extension should be directed to a soakaway or other appropriate SuDS feature (e.g., permeable paving, rainwater harvesting) where ground conditions allow, rather than directly to the existing combined/surface water sewer, in line with the drainage hierarchy.
- The applicant should demonstrate that the proposed extension does not increase surface water flood risk to the property itself or neighbouring properties, particularly given the

Flood Zone 2 designation, by ensuring finished floor levels are set appropriately and that no obstruction to existing overland flow paths is created.

- Any hardstanding associated with the works (if applicable) should use permeable materials or otherwise not increase impermeable area beyond what is shown on the submitted plans.

Recommendation: No objection on surface water grounds, subject to an informative or condition requiring roof drainage to be managed via an appropriate SuDS feature and confirmation that finished floor levels do not increase flood risk. LLFA has no comment to make on fluvial flood risk, which falls to the Environment Agency.

Conditions & Reasons (if required)

Date:	09/07/2026	Signed:	NT
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