

Date: 23 May 2025
Application: 250647



**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: 250647

Applicant: Mr Adam Shah

Site Address: 119 Old Bath Road, Charvil, Wokingham, RG10 9QN

Parish: Charvil

Grid Reference: Easting - 477767, Northing - 176096

Type of Development: Other Householder

Proposal: Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.

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 250647.

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 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. If you need any more information please do not hesitate to contact the case officer Claire Moore.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Claire Moore
Service	WBC Drainage	App No:	250647
Address:	119 Old Bath Road, Charvil, Wokingham, RG10 9QN.		
Type of Development:	Other Householder		
Proposal:	Householder application for proposed erection of a single storey outbuilding and pergola within existing garden.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☒ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

We have reviewed **OBR-SMART-00-XX-DOC-A-1600_Flood_Risk_Assessment** and are happy that the development will be located outside of flood zone 3 and on the highest part of the south.

The FRA also states that development will drain all surface water into suitably designed soakaway's 5m away from the building façade.

The FRA needs to demonstrate that infiltration is achievable and provided the drainage strategy drawing for the development.

This was part of our condition is the consultation response of the 02/04/2025.

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:	27/05/2025	Signed:	Boniface Ngu
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