

**Date:** 31 July 2024  
**Application:** 241931



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Householder Consultation**

**Application Number:** 241931

**Applicant:** Louise Simmons

**Site Address:** 16 Crutchley Road, Wokingham, RG40 1XA

**Parish:** Wokingham Town

**Grid Reference:** Easting - 481592, Northing - 169440

**Type of Development:** Other Householder

**Proposal:** Householder application for proposed erection of a single storey front extension along with conversion of the existing attached garage into habitable accommodation plus new pitched roof over entrance and additional roof light.

**Case Officer:** Adriana González

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 241931. 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

|                             |                                                                                                                                                                                                                                    |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                              |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                       | <b>App No:</b> | 241931 |
| <b>Address:</b>             | 16 Crutchley Road, Wokingham, RG40 1XA.                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for proposed erection of a single storey front extension along with conversion of the existing attached garage into habitable accommodation plus new pitched roof over entrance and additional roof light. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 1 and we would have **no objection** to the development as represented by **existing and proposed site plan drawing 01 dated 04/07/2024**.

## 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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 31/07/2024 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|