

Date: 9 July 2025
Application: 251601



**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: 251601

Applicant: Mr McGregor

Site Address: 6 Laburnum Road, Winnersh, Wokingham, RG41 5XL

Parish: Winnersh

Grid Reference: Easting - 478312, Northing - 170163

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension with replica tiled pitched roof incorporating glazed roof panels, alongside alterations to rear fenestration and glazed rear doors, following demolition of the existing conservatory and base.

Case Officer: Marcus Hillman

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 251601. 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:	NT		
Service	WBC Drainage	App No:	251601
Address:	6 Laburnum Road, Winnersh, Wokingham, RG41 5XL.		
Proposal:	Householder application for the proposed erection of a single storey rear extension with replica tiled pitched roof incorporating glazed roof panels, alongside alterations to rear fenestration and glazed rear doors, following demolition of the existing conservatory and base.		
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 reviewed the details of the proposed development and provides the following comments:

1. Flood Risk:

- The site is not located within a designated fluvial or tidal Flood Zone (i.e., Zone 2 or 3) and is not identified as being at high risk from surface water flooding on the Environment Agency's mapping. As such, the flood risk from all sources is considered **low**.

2. Surface Water Drainage:

- The proposed development replaces an existing structure (the conservatory), meaning the increase in impermeable area is expected to be negligible or minimal.
- However, where additional hardstanding or roof area is introduced, applicants are encouraged to incorporate sustainable drainage measures (SuDS), such as permeable paving, rainwater harvesting, or connection to existing soakaways (where feasible), to manage surface water runoff at source.
- It is recommended that surface water runoff from the new roof areas be directed to permeable or soakaway systems, where site conditions allow.

3. Conclusion:

- The LLFA has **no objection** to the proposed development, subject to standard good practice in surface water management. Applicant is encouraged to incorporate minor SuDS features in line with best practice and national guidance.

Conditions & Reasons (if required)			
Date:	11/07/2025	Signed:	NT