

Date: 15 May 2026
Application: 261042



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 261042

Applicant: Amit Singh

Site Address: 11 Brompton Close, Earley, Wokingham, RG6 3XF

Parish: Earley

Grid Reference: Easting - 475924, Northing - 170469

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor side extension and a part single part two storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side.

Case Officer: Rowan Reynolds

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 261042. 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 **6 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261042
Address:	11 Brompton Close, Earley, Wokingham, RG6 3XF.		
Proposal:	Householder application for the proposed erection of a first floor side extension and a part single part two storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side.		
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 erection of a first floor side extension and a part single part two storey rear extension following demolition of the existing conservatory, plus changes to fenestration and modification of the existing single storey flat roof at the side on 15th May 2026.

The site is located within Flood Zone 3 (high probability) on the EA Flood Map for Planning, with partial overlap into Flood Zone 2. Per the 2023 Wokingham Borough Council Level 1 SFRA the site is classified as FZ3a, entirely outside the functional floodplain (FZ3b).

Fluvial risk originates from the River Loddon approximately 564m to the southeast. The site also falls within the EA Flood Zones plus Climate Change (2070–2125) extent and the EA Reservoir Inundation Map maximum inundation extent at normal river levels.

2. ASSESSMENT OF SUBMITTED FRA

The FRA by Unda Consulting Limited has been reviewed. The following key points are noted:

- The proposal does not exceed 250m² and is correctly assessed under EA Standing Advice for minor domestic extensions. The Sequential and Exception Tests are not required.
- Post-development vulnerability classification remains "more vulnerable" (residential). No new ground floor bedrooms, basements, or intensification of use are proposed. Internal vertical access to upper floors is confirmed, providing refuge in an extreme event.
- Finished floor levels will be set no lower than existing. Flood resistance and resilience measures to at least 600mm above ground floor level are committed to, including waterproof membranes, raised electrical installations, non-return valves, and flood-resistant materials.
- No unacceptable loss of fluvial floodplain storage is anticipated given the minor development scale and FZ3a (outside functional floodplain) designation.
- A full Surface Water Drainage Strategy is not required at this stage. Any change in surface water runoff is expected to be negligible. SuDS features will be incorporated where practicable.
- The applicant has committed to registering with the EA Floodline Warnings Direct service. The site lies within the River Loddon at Lower Earley and Sindlesham Flood Warning Area.
- Product 4 modelled flood levels were requested from the EA but had not been received at the time the FRA was issued. This means the precise design flood level at the site has not been confirmed against the 600mm freeboard requirement.

The comments provided by the LLFA are advisory in nature only. The applicant should consult the Environment Agency directly regarding flood risk matters associated with development within Flood Zones 3, as the Environment Agency is the relevant authority for fluvial flood risk.

Conditions & Reasons (if required)

Date:	20/05/2026	Signed:	NT
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