

Date: 26 August 2025
Application: 252021



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: 252021

Applicant: Mr & Mrs Emma & Andrew Darch

Site Address: 30 Redwood Avenue, Woodley, Wokingham, RG5 4DR

Parish: Woodley

Grid Reference: Easting - 477455, Northing - 172514

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first floor rear extension plus replacement of part of the existing single storey roof, insertion of rooflights and changes to fenestration.

Case Officer: James Fuller

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 252021. 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 **16 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252021
Address:	30 Redwood Avenue, Woodley, Wokingham, RG5 4DR.		
Proposal:	Householder application for the proposed erection of a first floor rear extension plus replacement of part of the existing single storey roof, insertion of rooflights and changes to fenestration.		
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

The existing dwelling is within flood zone 2 and the development proposes a first-floor extension, as represented by **proposed floor plans and elevations drawing GA.02 01 dated 08/05/2025**.

The impermeable footprint does not increase, and we would have **no objection** to the development, as represented by the above-mentioned drawing.

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:	01/09/2025	Signed:	Boniface Ngu
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