

326-C1-02

8th January 2025

Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the planning portal

Dear Sirs or Madam,

2 THE DRIVE, EARLEY, READING, BERKSHIRE, RG6 1EG – FULL APPLICATION FOR PROPOSED SUBDIVISION OF THE EXISTING SEMI- DETACHED DWELLING TO CREATE 2 NO DWELLINGS ALONG WITH REPLACEMENT OF SINGLE STOREY SIDE EXTENSION FLAT ROOF TO A PITCHED ROOF AND CHANGES TO FENESTRATION, PLUS ADJUSTMENT OF THE EXISTING DROPPED KERB, LANDSCAPING, BIN AND CYCLE STORAGE, AND ALTERATIONS TO BOUNDARY TREATMENTS.

PLANNING PORTAL REFERENCE: PP- 13565460

PLANNING APPLICATION CONSENT REFERENCE: 241348

Full Planning Consent was granted on the 25th July 2024 for the proposed subdivision of the existing semi-detached dwelling to create 2no dwellings along with replacement of single-storey side extension flat roof to a pitched roof and changes to fenestration, plus adjustment of the existing dropped kerb, landscaping, bin and cycle storage, and alterations to boundary treatments at 2 The Drive, Earley, Reading, Berkshire, RG6 1EG.

I write on behalf of my Client, Mr D Ranautta and attached information and details to clear the following pre-commencement conditions attached to the approval:

Condition 7 – Landscaping

Please refer to the Planting Plan provided by Creative Landscaping for the front and rear gardens dated 18th December 2024.

Christopher James Architecture

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Condition 9 – Proposed Drainage Systems

Condition 9 was lawfully imposed and hence met the tests under NPPF:56 therefore it must be both precise and reasonable. This condition comprises four elements, which are addressed in this covering letter and the accompanying supporting information.

On behalf of the applicant, I obtained a formal quotation from Dr. Robin Saunders of Innervision Design Ltd, a specialists in flood risk assessments and SuDS design.

After reviewing the provided documentation and condition requirements, Dr. Saunders offered a summary addressing the four points outlined in the condition. This email is provided as part of this submission.

He concluded that, since the building and roof footprint and the drainage connections remain unchanged plus enhancements for surface water run-off in the form of a permeable drive and water butts, there is no necessity to charge the applicant or provide a detailed formal report.

The applicant has obtained an asset search from Thames Water showing both the foul and surface water drainage runs within the public highway. This search has confirmed that both the foul and surface water below-ground drainage from 2A connected to the public sewer (see page 2).

In response to the points listed in the condition, please refer to the email from Dr Saunders, the Thames Water Asset Search and drawings 326-1200 and 1210.

- 1) The existing drainage system for the dwelling and how the proposed subdivision feeds into it, ensuring that discharge is controlled at existing rates, or preferably better.*

Although the dwelling is to be subdivided, the drainage connections and scope of the roof footprint are to remain as existing. The wet rooms within the dwellings, even when subdivided into separate dwellings, remain as is. Splitting these would result in unnecessary works and costs to the applicant.

Furthermore, the impermeable tarmacadam driveway to the front is to be removed and replaced with a permeable block paved driveway. The rear hardstanding in the gardens is to

be removed and replaced with new grass turf. These provide a betterment over the existing situation with regards to the surface water runoff.

2. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity, and the connection is acceptable.

No new connections are proposed as the footprint remains the same and there is simply no need to provide new connections. The wet rooms within the dwellings, even when split, remain as is and therefore so does the usage. Splitting these would result in unnecessary works and costs to the applicant.

3. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

Each dwelling will be provided with a 210-litre water butt in the rear garden area (refer to datasheet). As the consented scheme results in no new footprint, this is an appropriate SuDS solution for small plots and would be reasonable, having “regard, in particular to the nature and scale of the proposed development” (Section 62(4A) of the T&CP Act). The provision of water butts will also help reduce potable water demand.

4. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Maintenance of hard landscaping

- Monthly litter removal
- Annual inspection of the surface and repairs/remedial works as/where required

Gutters and Downpipes

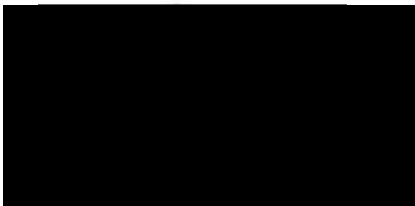
- Ballon gratings shall be installed over the heads of downpipes to ensure that they do not get blocked and operate correctly.
- Guttering should be inspected yearly and any debris etc. removed.

Water Butts

- Regular inspection of silt traps and filters.
- Removal of sediments and debris as required.

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered.



Chris Connor
for Christopher James Architecture Enc
cc: Mr D Ranautta – Client