

Date: 11 March 2025
Application: 250546



**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: 250546

Applicant: Mr & Mrs Howarth

Site Address: 10 Foxborough, Swallowfield, Wokingham, RG7 1RW

Parish: Swallowfield

Grid Reference: Easting - 472578, Northing - 164658

Type of Development: Other Householder

Proposal: Householder application for the proposed part garage conversion 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 250546. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250546
Address:	10 Foxborough, Swallowfield, Wokingham, RG7 1RW.		
Proposal:	Householder application for the proposed part garage conversion 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 partially in flood zone 2 and the development proposes converting part of an existing double garage into habitable accommodation, as represented by **proposed ground floor and roof plans drawing 003 dated June 2022**.

We would have **no objection** to the proposal, as represented by the above drawing, as the footprint of the dwelling is not increasing.

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:	11/03/2025	Signed:	Boniface Ngu
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