

Date: 30 April 2026
Application: 260581



**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: 260581

Applicant: Mrs Vaishali Kothari

Site Address: 162 Reading Road, Wokingham, RG41 1LH

Parish: Wokingham

Grid Reference: Easting - 479609, Northing - 169549

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion with rear extension, first floor extension over the existing garage and rear extension, a double storey entrance porch, a single storey extension to the left side of the existing property and facade alterations and new roof.

Case Officer: Cameron Young

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 260581. 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 **21 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260581
Address:	162 Reading Road, Wokingham, RG41 1LH.		
Proposal:	Householder application for the proposed garage conversion with rear extension, first floor extension over the existing garage and rear extension, a double storey entrance porch, a single storey extension to the left side of the existing property and facade alterations and new roof.		
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 1 but the rear of the site experiences high risk surface water flooding.

We would have no objection to the principle of the porch and side extensions, as represented by **proposed ground floor plan drawing 12/P-20 A dated 11/03/2026**.

As drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	01/05/2026	Signed:	Boniface Ngu
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