

Date: 27 March 2026
Application: 260743



**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,

Full Planning Approval Consultation

Application Number: 260743

Applicant: Tolu Adebekun

Site Address: 12 Farmers End, Charvil, Wokingham, RG10 9RZ

Parish: Charvil

Grid Reference: Easting - 477826, Northing - 175639

Type of Development: Minor All other developments

Proposal: Full application for the proposed conversion of existing loft to create habitable accommodation including the insertion of a rear dormer, extension of existing rear canopy roof, alterations to external staircase width plus insertion of roof lights.

Case Officer: Tariq Bailey-Biggs

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 260743. 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 **19 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260743
Address:	12 Farmers End, Charvil, Wokingham, RG10 9RZ.		
Proposal:	Full application for the proposed conversion of existing loft to create habitable accommodation including the insertion of a rear dormer, extension of existing rear canopy roof, alterations to external staircase width plus insertion of roof lights.		
Type of Development:	Minor All other developments		
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 and we would have **no objection** to the proposed loft conversion, as represented by **block plans drawing B278374-3000 A dated 26/03/2026**.

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:	27/03/2026	Signed:	Boniface Ngu
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