

Date: 18 December 2024
Application: 243067



**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: 243067

Applicant: Mr & Mrs Gary Petrie

Site Address: Channing House, Loddon Drive, Wargrave, Wokingham, RG10 8HD

Parish: Wargrave

Grid Reference: Easting - 478007, Northing - 178432

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey extension to North elevation on a raised platform.

Case Officer: Marcus Hillman

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 243067. 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:	NT		
Service	WBC Drainage	App No:	243067
Address:	Channing House, Loddon Drive, Wargrave, Wokingham, RG10 8HD.		
Proposal:	Householder application for the proposed erection of a single storey extension to North elevation on a raised platform.		
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

LLFA received Householder application for the proposed erection of a single storey extension to North elevation on a raised platform on 18th December 2024.

The development is in Flood zone 3 which is prone to flooding. The site at Channing House, Loddon Drive, Wargrave RG10 8HD, is located within Flood Zone 3, with a history of fluvial flooding from the River Thames.

- Historical flood events include 1947, 1974, 2000, 2002, and 2007, and the Environment Agency's data indicates a high probability of flooding (5% AEP and 1% AEP with climate change allowances).

Flood Risk Assessment (FRA):

- The **existing use** of the site is residential, categorized as "more vulnerable."
- **Flood depths:**
 - 5% AEP: 1.26m maximum depth.
 - 1% AEP + 35% CC: 2.10m maximum depth.
 - 1% AEP + 70% CC: 2.50m maximum depth.

Proposed Flood Mitigation Measures:

1. **Raised Floor Levels:**
 - The proposed extension will have its finished floor level raised by 686mm above general ground level. While this does not meet the typical 300mm above the 1% AEP flood level, it provides significant mitigation within design constraints.
2. **Void Provision:**
3. Voids will be incorporated beneath the extension's floor to allow the free movement of floodwaters, minimizing offsite impacts.

the proposed floor height of **686mm** is significantly lower than the required safety level for flood risk areas, which is typically **300mm above the 1% AEP flood level**. The site is subject to flooding with depths of up to **2.50 meters** in extreme cases, and raising the floor to the required level would offer better protection against these flood risks.

Since the proposed height does not meet the necessary safety standards, and the flood risk remains high, the application may not be approved.

Conditions & Reasons (if required)

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (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:	19/12/2024	Signed:	NT
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