

Date: 29 July 2025
Application: 251793



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: 251793

Applicant: MR MOHSIN MEHMOOD

Site Address: 98 Pitts Lane, Earley, Wokingham, RG6 1BU

Parish: Earley

Grid Reference: Easting - 475100, Northing - 173819

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear garage with associated fenestration alterations to the front, side and rear elevations.

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 251793. 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:	251793
Address:	98 Pitts Lane, Earley, Wokingham, RG6 1BU.		
Proposal:	Householder application for the proposed erection of a two-storey front extension incorporating a new entrance canopy, alongside the partial conversion of the rear garage with associated fenestration alterations to the front, side and rear elevations.		
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 and we would have no objection to the principle of the development, as represented by **proposed plans and elevations drawing 98PL.MP02 dated May 2025**.

As drainage details have not been provided and the impermeable footprint of the dwelling is increasing, 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:	30/07/2025	Signed:	Boniface Ngu
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