

Date: 30 June 2026
Application: 261439



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: 261439

Applicant: Mr and Mrs Ian Thompson

Site Address: 30 The Pippins, Swallowfield, Wokingham, RG7 1LW

Parish: Swallowfield

Grid Reference: Easting - 472449, Northing - 164903

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey rear extension with installation of 5 no. roof lights following the demolition of existing bay window. Plus addition of a door to the detached garage.

Case Officer: Kellen Hamilton

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 261439. 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 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261439
Address:	30 The Pippins, Swallowfield, Wokingham, RG7 1LW.		
Proposal:	Householder application for the proposed erection of single storey rear extension with installation of 5 no. roof lights following the demolition of existing bay window. Plus addition of a door to the detached garage.		
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 single storey rear extension with installation of 5 no. roof lights following the demolition of existing bay window. Plus addition of a door to the detached garage on 30th June 2026.

The application site is confirmed as lying within Flood Zone 3. Matters relating to fluvial flood risk including Flood Zone classification, adequacy of the submitted Flood Risk Assessment, finished floor levels relative to river flood risk, and flood resilience/resistance measures are for the Environment Agency to advise on as the relevant statutory consultee for main river flood risk. The LLFA's role is advisory only, limited to surface water and local flood risk matters. This response should not be read as LLFA sign-off on the Flood Zone 3 fluvial risk element of the application.

2. Surface Water Comments

- The proposal is a modest single storey rear extension; no material increase in impermeable footprint is anticipated beyond the extension itself, and rooflights do not affect drainage.
- Roof and surface water drainage from the extension should discharge to the existing site drainage arrangement. No new soakaway or infiltration-based drainage is supported in this location, given the site's proximity within an area of flood risk and associated groundwater sensitivity.
- The garage door addition has no surface water drainage implication.

3. LLFA Recommendation

No objection on surface water grounds, subject to confirmation that roof/surface water drainage from the extension discharges to the existing drainage system, with no new soakaway proposed. Please ensure the Environment Agency has been consulted to confirm their position on the Flood Zone 3 fluvial risk elements of this application before determination.

Conditions & Reasons (if required)

Date:	06/07/2026	Signed:	NT
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