

Date: 31 October 2025
Application: 252369



**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: 252369

Applicant: MRS LAURA WARD

Site Address: 102 Colemans Moor Road, Woodley, Wokingham, RG5 4DN

Parish: Woodley

Grid Reference: Easting - 476976, Northing - 172236

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of existing double garage to habitable annexe accommodation, additional external staircase and changes to fenestration.

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 252369. 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 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252369
Address:	102 Colemans Moor Road, Woodley, Wokingham, RG5 4DN.		
Proposal:	Householder application for the proposed conversion of existing double garage to habitable annexe accommodation, additional external staircase and changes to fenestration.		
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 this Householder application for the proposed conversion of existing double garage to habitable annexe accommodation, additional external staircase and changes to fenestration.

Having reviewed the submitted information, the proposal is for the conversion of an existing building with no increase in the footprint or creation of additional hardstanding areas. As such, the development is not expected to increase surface water runoff or pose a greater risk of flooding to the site or surrounding area.

The site appear to be located within a designated flood risk zone 1.

Recommendation:

The Lead Local Flood Authority (LLFA) has **no objection** to the proposed development, subject to the following advisory comments:

- Any surface water drainage connections serving the existing structure should be retained or appropriately redirected to ensure that runoff is managed within the site boundary.
- Any alterations to external ground levels should avoid creating new flow paths toward buildings or neighbouring properties.

Conditions & Reasons (if required)

Date:	10/11/2025	Signed:	NT
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