

Date: 7 May 2025
Application: 250891



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,

Full Planning Approval Consultation

Application Number: 250891

Applicant: Mrs Sue Walsh

Site Address: 132 Norreys Avenue, Wokingham, RG40 1UQ

Parish: Wokingham Town

Grid Reference: Easting - 481877, Northing - 169323

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.

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 250891. 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:	250891
Address:	132 Norreys Avenue, Wokingham, RG40 1UQ.		
Proposal:	Full planning application for the proposed erection of a part first floor part two storey side/rear extension to form 1 no. three bedroom terraced dwelling with associated parking.		
Type of Development:	Minor Dwellings (1-9)		
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 but in an area that experiences surface water flooding for all events.

The development proposes a three-bedroom dwelling adjacent to 132 Norreys Avenue, as represented by **proposed elevations drawing FK 0107 B and proposed floor plans drawing FK 0107 B.**

We note from the application form that surface water runoff will be managed via soakaway while foul water will connect into an existing foul sewer network.

Based on the above, we would have no objection to the principle of the development, but as drainage details have not been provided, we would **recommend the condition below:**

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 2) Full calculations demonstrating the performance of soakaways.
- 3) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.

- 4) A description of how the proposed development will deal with surface water overland flows.
- 5) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 6) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 7) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	12/05/2025	Signed:	Boniface Ngu
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