

Date: 13 November 2025
Application: 252773



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,

Variation/Removal of Condition Consultation

Application Number: 252773

Applicant: Ms Rebecca Watson

Site Address: 1A Wargrave Road, Remenham, Wokingham, RG9 2LT

Parish: Remenham

Grid Reference: Easting - 476648, Northing - 182517

Type of Development: Other Householder

Proposal: Application to vary condition 1 of planning consent 201769 [to remove condition No. 1 of planning consent APP/X0360/D/15/3129161 for the 'Proposed erection of detached outbuilding in rear garden following the demolition of existing shed. (Part retrospective)'.] Condition 1 refers to the removal of the building, and the variation is to extend the time for removal by 24 months.

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 252773. 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 **4 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252773
Address:	1A Wargrave Road, Remenham, Wokingham, RG9 2LT.		
Proposal:	Application to vary condition 1 of planning consent 201769 [to remove condition No. 1 of planning consent APP/X0360/D/15/3129161 for the 'Proposed erection of detached outbuilding in rear garden following the demolition of existing shed. (Part retrospective)'.] Condition 1 refers to the removal of the building, and the variation is to extend the time for removal by 24 months.		
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

Condition one is not a drainage condition.

The variation is for the extension of time, for the existing outbuilding, for another 2 years.

No drainage objection to that.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	18/11/2025	Signed:	Boniface Ngu
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