

Date: 18 June 2026
Application: 261150



**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: 261150

Applicant: -

Site Address: Inspire Childrens Day Nurseries, Rances Lane, Wokingham, RG40 2LH

Parish: Wokingham

Grid Reference: Easting - 482162, Northing - 168526

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey front extension to building and installation of air conditioning units along with changes to fenestration following demolition of existing front extension.

Case Officer: Rowan Reynolds

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 261150. 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 **9 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261150
Address:	Inspire Childrens Day Nurseries, Rances Lane, Wokingham, RG40 2LH.		
Proposal:	Full application for the proposed erection of a single storey front extension to building and installation of air conditioning units along with changes to fenestration following demolition of existing front extension.		
Type of Development:	Minor All other developments		
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 Full application for the proposed erection of a single storey front extension to building and installation of air conditioning units along with changes to fenestration following demolition of existing front extension on 18th June 2026. Site is in flood zone 1 .

The proposal is a minor single storey front extension (replacing a demolished extension of similar scale), AC plant, and fenestration changes. The increase in impermeable area is small-scale and does not warrant a detailed SuDS strategy. A standard surface water disposal condition is sufficient to secure appropriate management of any net additional runoff in line with the drainage hierarchy .

Condition:

Surface Water Drainage

No part of the development shall be brought into use until details of the disposal of surface water arising from the increase in impermeable area have been submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate that the drainage hierarchy has been followed (infiltration, watercourse, surface water sewer, combined sewer as last resort) and shall be implemented in full prior to first use of the extension and retained thereafter.

Conditions & Reasons (if required)

Reason: To ensure surface water arising from the development is managed appropriately and does not increase flood risk on or off site, in accordance with the NPPF and the Council's SuDS requirements as LLFA.

Date:	26/06/2026	Signed:	NT
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