

Date: 9 November 2025
Application: 252621



**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: 252621

Applicant: Mrs Mrs Ria Joyce

Site Address: 70 Reading Road, Wokingham, Wokingham, RG41 1EL

Parish: Wokingham Town

Grid Reference: Easting - 480283, Northing - 169158

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a front canopy roof, part single-storey and part two-storey rear and side extension with balcony, installation of solar panels and changes to fenestration, alongside the erection of a detached garage and access ramp, following the demolition of the existing porch and lean-to.

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 252621. 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 **30 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252621
Address:	70 Reading Road, Wokingham, Wokingham, RG41 1EL.		
Proposal:	Householder application for the proposed erection of a front canopy roof, part single-storey and part two-storey rear and side extension with balcony, installation of solar panels and changes to fenestration, alongside the erection of a detached garage and access ramp, following the demolition of the existing porch and lean-to.		
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

The existing dwelling is within flood zone 1 and in an area that experiences high groundwater levels.

We would have no objection to the principle of the development, as represented by **proposed ground floor plan drawing 03-19 P dated 28/10/2025**.

As the footprint of the dwelling is increasing and a detached garage is proposed, (**proposed site plan drawing 03-06 P dated 28/10/2025**), we need to see the drainage details and would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

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:	11/11/2025	Signed:	Boniface Ngu
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