

Date: 19 November 2025
Application: 252774



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: 252774

Applicant: Mr Shakeel Khan

Site Address: 44 Shepherds House Lane, Earley, Wokingham, RG6 1AD

Parish: Earley

Grid Reference: Easting - 474247, Northing - 173809

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey outbuilding with associated fenestration.

Case Officer: Claire Moore

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 252774. 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 **10 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252774
Address:	44 Shepherds House Lane, Earley, Wokingham, RG6 1AD.		
Proposal:	Householder application for the proposed erection of a single-storey outbuilding with associated 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

The existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by **existing and proposed block plans drawing 9486 PL-01.02** and **proposed ground plan drawing 9486 PL-02.02** both dated 23/10/2025.

As the impermeable footprint increases and drainage details of the proposal have not been provided, we 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 outbuilding 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:

21/11/2025

Signed:

Boniface Ngu