

Date: 30 October 2025
Application: 251994



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 251994

Applicant: Mr S Gupta

Site Address: 24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ

Parish: Earley

Grid Reference: Easting - 473683, Northing - 170976

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a rear orangery with glazed roof lantern, alongside the raising of the main roof ridge with front roof lights and a rear-facing box dormer to facilitate a loft conversion forming a second-floor bedroom with en- suite, including alterations to rear fenestration and associated internal reconfiguration works.

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 251994. 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 **20 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251994
Address:	24 Falstaff Avenue, Earley, Wokingham, RG6 5TQ.		
Proposal:	Householder application for the proposed erection of a rear orangery with glazed roof lantern, alongside the raising of the main roof ridge with front roof lights and a rear-facing box dormer to facilitate a loft conversion forming a second-floor bedroom with en- suite, including alterations to rear fenestration and associated internal reconfiguration works.		
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

LLFA received Householder application for the proposed erection of a rear orangery with glazed roof lantern, alongside the raising of the main roof ridge with front roof lights and a rear-facing box dormer to facilitate a loft conversion forming a second-floor bedroom with en- suite, including alterations to rear fenestration and associated internal reconfiguration works.

The proposed works relate to alterations and extensions to an existing residential property. The development is of a minor scale and does not represent a significant increase in impermeable area or built footprint that would materially affect the existing surface water drainage regime. It is noted that the site is located within Flood Zone 1, and therefore at low risk of fluvial flooding. The principal consideration is the management of surface water runoff arising from new roof and paved areas associated with the extension.

The LLFA is satisfied that, subject to appropriate on-site drainage measures, the proposed development can be accommodated without increasing flood risk on-site or elsewhere. Surface water from the new roof areas should be discharged to permeable surfaces or a soakaway system designed in accordance with Building Regulations Part H, where infiltration is demonstrated to be feasible. Should infiltration not be possible due to ground conditions, connection to an existing surface water drainage system may be acceptable, provided it is demonstrated that there is adequate capacity and the discharge will not exacerbate flood risk.

Recommendation:

The Lead Local Flood Authority raises no objection to the proposed development, subject to the following advisory note being applied to any approval:

Advisory Note:

All new roof and hardstanding areas shall be designed to drain to permeable surfaces or soakaways constructed in accordance with Building Regulations Approved Document Part H, ensuring that surface water is managed within the site and does not discharge onto the highway or neighbouring land.

Conditions & Reasons (if required)

Date:

05/11/2025

Signed:

NT