

Date: 11 November 2024
Application: 242664



**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,

Variation/Removal of Condition Consultation

Application Number: 242664

Applicant: Mr. & Mrs. Mark LYNDON

Site Address: Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX

Parish: Remenham

Grid Reference: Easting - 477356, Northing - 183062

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).

Case Officer: Marcus Watts

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 242664. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	242664
Address:	Foxhaven, Remenham Church Lane, Remenham, Wokingham, RG9 3EX.		
Proposal:	Application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283).		
Type of Development:	Minor Dwellings (1-9)		
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 application to vary condition 2 of planning consent 221887 for the proposed erection of 1 no. 5 bedroom dwelling with associated access and parking, following demolition of existing 3 no. dwellings. Condition 2 refers to the approved details and the variation is to replace the proposed drawings with those approved under subsequent planning consent 233130 (as amended by application 242283) on 11th November 2024.

LLFA responded under app no. 221887 saying simpson consulting engineers provided Drawing no. P22-058 shows surface water drainage strategy as all runoff goes to the soakway as shown in drawing. Applicant also provided Micro-drainage calculations and BRE 365 test results. Surface water strategy paragraph 4.3 and 4.4 states that the disposal of surface water to ground by infiltration is the preferred destination for surface water disposal recommended in National and Local drainage standards as well as The Building Regulations. On this basis, it is considered appropriate to discharge surface water runoff from the development to ground by means of infiltration drainage techniques. An infiltration

drainage strategy has been developed for the scheme, which proposes the use of a combination of in the form of a geocellular storage crate soakaway and porous paving system.

LLFA recommended couple of conditions under app no.221887 which still apply as we need to know if there is any change in drainage or still infiltration. We need to know exceedance route is still the same.

Conditions & Reasons (if required)			
Date:	12/11/2024	Signed:	NT