

Date: 7 October 2024
Application: 242439



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Householder Consultation

Application Number: 242439

Applicant: Mrs J Bombonati Marques

Site Address: 6 Wellington Close, Twyford, Wokingham, RG10 0GL

Parish: Twyford

Grid Reference: Easting - 479064, Northing - 175384

Type of Development: Other Householder

Proposal: Householder application of the proposed garage conversion into annexe with extension of existing canopy to garage, alongside erection of new garden shed.

Case Officer:

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 242439. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242439
Address:	6 Wellington Close, Twyford, Wokingham, RG10 0GL.		
Proposal:	Householder application of the proposed garage conversion into annexe with extension of existing canopy to garage, alongside erection of new garden shed.		
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 garage is within flood zone 2 and we would have **no objection** to its conversion to habitable accommodation, as represented by **proposed floor plan drawing 19024-03 as well as location and block plan drawing 19024-05, both dated September 2024.**

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	08/10/2024	Signed:	Boniface Ngu
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