

Date: 10 June 2025
Application: 251318



**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,

Full Planning Approval Consultation

Application Number: 251318

Applicant: Mr & Mrs Hart

Site Address: Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE

Parish: Wargrave

Grid Reference: Easting - 479988, Northing - 181076

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling.

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 251318. 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:	251318
Address:	Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Proposal:	Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling.		
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 this Full application for the proposed erection of 1no. 5 bedroom dwelling to include rooflights, 1no. balcony, 2no. Juliet balconies plus solar panels following demolition of existing dwelling on 10th June 2025.

The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. Although applicant provided design and access statement but not much drainage information provided. There will be increase in impermeable area and we would have no objection to the principle of the development but as proposed drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. A surface water drainage strategy along

with plans and drawings is required. The strategy should include details how the site currently drains and will be drained after proposed development with consideration to SuDS. 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.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	11/06/2025	Signed:	NT
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