

Date: 12 March 2025
Application: 250200



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: 250200

Applicant: Boyes Turner Trust Corporation

Site Address: 62 Reading Road, Woodley, Wokingham, RG5 3DB

Parish: Woodley

Grid Reference: Easting - 475949, Northing - 173588

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.

Case Officer: James Fuller

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 250200. 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:	250200
Address:	62 Reading Road, Woodley, Wokingham, RG5 3DB.		
Proposal:	Householder application for the proposed two storey front, side and rear extensions, including the erection of a 2 no. sky lights. Along with a loft conversion to create habitable accommodation and changes to fenestration. Followed by the demolition of the existing garage.		
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 but in an area that experiences low to medium risk surface water flooding.

The existing garage seems to be built over an existing ordinary watercourse.

We note that the development proposes demolition of the existing double garage and extending the dwelling towards the east and north, as represented by **proposed ground layout drawing D&PM 4064 / 05.1 dated January 2025**.

The footprint of the dwelling will increase considerably and will cover more of the existing ordinary watercourse.

We do not encourage building over an existing watercourse and we will need to understand what the existing ordinary watercourse situation is before reviewing this application further.

There is also space to the north of the existing dwelling where the extension could take place to avoid the existing ordinary watercourse.

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:

12/03/2025

Signed:

Boniface Ngu