

Date: 9 October 2024
Application: 242569



**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: 242569

Applicant: Mr Muhammad Azam

Site Address: Annexe, 14 Wyatt Crescent, Earley, Wokingham, RG6 3WH

Parish: Earley

Grid Reference: Easting - 475894, Northing - 170090

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the existing detached garage into habitable accommodation along with changes to fenestration. (retrospective)

Case Officer: Kieran Neumann

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 242569. 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:	242569
Address:	14 Annexe, Wyatt Crescent, Earley, Wokingham, RG6 3WH.		
Proposal:	Householder application for the proposed conversion of the existing detached garage into habitable accommodation along with changes to fenestration. (retrospective)		
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 proposal is for the conversion of an existing garage into habitable accommodation, as represented by **existing floor plans drawing 103**.

We note that the existing garage is within floods zones 1 and 2 and we would have **no objection** to the conversion.

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:	16/10/2024	Signed:	Boniface Ngu
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