

Date: 2 June 2026
Application: 261112



**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,

Full Planning Approval Consultation

Application Number: 261112

Applicant: Lauren Wright

Site Address: 9 Hurricane Way, Woodley, Wokingham, RG5 4XJ

Parish: Woodley

Grid Reference: Easting - 477490, Northing - 173459

Type of Development: Other Change of Use

Proposal: Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)

Case Officer: Claire Moore

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 261112. 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 requested from the case officer.

Your observations are required in respect of this application by **16 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261112
Address:	9 Hurricane Way, Woodley, Wokingham, RG5 4XJ.		
Proposal:	Full application for the change of use of amenity land to residential garden, including erection of a boundary fence. (retrospective)		
Type of Development:	Other Change of Use		
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 and **District Land Registry Title number BK247859** indicates the redline boundary for 86 (which represents 9).

We would have no objection to the development as represented by **proposed ground floor garden plan and rear view elevation from drawing 0/8306/26-05 dated 26/03/2026**.

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:	09/06/2026	Signed:	Boniface Ngu
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