

Date: 2 May 2025
Application: 250795



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: 250795

Applicant: Mr J Parton

Site Address: Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH

Parish: Wargrave

Grid Reference: Easting - 480586, Northing - 177860

Type of Development: Minor All other developments

Proposal: Full application for proposed retention of existing office/staff welfare building for use as gardener's shed/store.

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 250795. 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:	250795
Address:	Autumn House, Milley Lane, Hare Hatch, Wokingham, RG10 9TH.		
Proposal:	Full application for proposed retention of existing office/staff welfare building for use as gardener's shed/store.		
Type of Development:	Minor All other developments		
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 office/staff welfare building is within flood zone 1 and we would have **no objection** to its retention as gardeners shed/store, as represented by **proposed outbuilding drawing 2701/25/02**.

The footprint of the existing building does not change.

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:	09/05/2025	Signed:	Boniface Ngu
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