

Date: 29 August 2025
Application: 252013



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,

Householder Consultation

Application Number: 252013

Applicant: Mr John Sharp

Site Address: Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA

Parish: Winnersh

Grid Reference: Easting - 479478, Northing - 170222

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping.(Retrospective)

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 252013. 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 **19 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252013
Address:	Toutley Hall Bungalow, Old Forest Road, Wokingham, RG41 1JA.		
Proposal:	Householder application for the proposed erection of a single-storey, timber-clad outbuilding with flat roof, positioned to the rear of the dwelling and behind the existing detached garage, alongside associated excavation and formation of additional hardstanding area to the rear, to accommodate up to five parking spaces, with associated alterations to boundary landscaping.(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 site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **site plan drawing TQRQM25230141045039 dated 18/08/2025**.

The **supporting statement** mentions that “rainwater will be collected by guttering and down-pipes on the north and south elevations then run through underground drainage pipes to a perforated dispersal pipe laid approximately under the garden to the north of the building.

Based on the above, we would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

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.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) 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:	02/09/2025	Signed:	Boniface Ngu
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