

Date: 15 October 2024
Application: 242592



**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: 242592

Applicant: Mr Jof Newill

Site Address: Peacock Cottage, Davis Street, Hurst, Wokingham, RG10 0TJ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478688, Northing - 171810

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side and rear extension, including conversion of the garage.

Case Officer: Tariq Bailey-Biggs

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 242592. 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:	NT		
Service	WBC Drainage	App No:	242592
Address:	Peacock Cottage, Davis Street, Hurst, Wokingham, RG10 0TJ.		
Proposal:	Householder application for proposed single storey side and rear extension, including conversion of the 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

LLFA received this Householder application for proposed single storey side and rear extension, including conversion of the garage on 15th October 2024.

The location is in flood zone 2 so surface water drainage strategy for this application is required .

“Although we have given a view as LLFA, commented on this application but please note that the Environment Agency is the main approval body for main rivers and comments made by LLFA are for advisory purposes nature only.

It is the responsibility of applicant to get approval from Environment Agency for fluvial flooding.

Conditions & Reasons (if required)

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (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:	22/10/2024	Signed:	NT
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