

Date: 30 September 2025
Application: 252252



**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: 252252

Applicant: Mr Zubair Hussain

Site Address: L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY

Parish: Shinfield

Grid Reference: Easting - 472845, Northing - 168279

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single-storey rear kitchen/service extension.

Case Officer: Marcus Watts

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 252252. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252252
Address:	L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY.		
Proposal:	Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single- storey rear kitchen/service extension.		
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 the development generally proposes a rooftop extension and internal alterations, as represented by the below documents:

Proposed basement and ground floor plan **drawing P11** dated September 2025.
Proposed first floor floor plan **drawing P12** dated September 2025.
Proposed second floor plan **drawing P13** dated September 2025.
Proposed annex plans **drawing P23** dated September 2025.

We would have **no objection** to the development carried out in accordance with the above-mentioned drawings.

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:	09/10/2025	Signed:	Boniface Ngu
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