

Date: 23 July 2025
Application: 251651



**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: 251651

Applicant: Catherine and Nigel Abbott

Site Address: Peri, Loddon Drive, Wargrave, Wokingham, RG10 8HD

Parish: Wargrave

Grid Reference: Easting - 477745, Northing - 178355

Type of Development: Other Householder

Proposal: Householder application for proposed single storey side extension at raised level with roof light.

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 251651. 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:	251651
Address:	Peri, Loddon Drive, Wargrave, Wokingham, RG10 8HD.		
Proposal:	Householder application for proposed single storey side extension at raised level with roof light.		
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 extension at raised level with roof light on 23rd July 2025. The site is located within Flood Zone 3, based on the EA's Flood Map for Planning, indicating a high probability of fluvial flooding associated with the River Loddon. As a result, any extension or development on this site is considered to be within an area at significant flood risk, and careful consideration must be given to:

- Flood resilience and resistance
- Protection of life and property
- Impacts on floodplain capacity and flood flow routes

2. Flood Risk Assessment (FRA)

- A site-specific Flood Risk Assessment (FRA) is required for this proposal, even though it is householder in scale, due to its location within Flood Zone 3.
- The FRA must demonstrate:
 - That the extension is safe from flooding for the lifetime of the development and Finished floor levels are set appropriately (typically a minimum of 300 mm above the 1 in 100-year flood level including climate change allowance).

- That the proposed development will not result in a loss of floodplain storage or displacement of water onto third-party land (especially important if the proposal involves raising ground levels or constructing in the functional floodplain).
- Safe access and egress during flood events.
- If the extension is supported on stilts or raised structure, this approach should be clearly detailed, including how floodwater will flow beneath the structure.

3. Drainage Considerations

- Any new hardstanding or roof area should not increase surface water flood risk. Sustainable drainage measures (SuDS) should be incorporated where possible, including:
 - Infiltration (if ground conditions allow), Rainwater harvesting (e.g. water butts), Raised or permeable decking , Attenuation systems (for constrained sites)
- **Surface water runoff** from new roofs must not be discharged onto neighbouring land or onto the highway.

4. Additional Comments

- The LLFA supports the use of **flood-resilient design and materials** for all development in flood risk areas.
- LLFA requires to know if location of site is in flood zone 3a or 3b as If the development is located in **Flood Zone 3b (functional floodplain)**, the proposal is likely to be **inappropriate** under national planning policy, and alternative design solutions or justification would be required. Any fencing or boundary treatments should be flood-compatible and allow flow of floodwaters.

Recommendation

Given the location within **Flood Zone 3**, the LLFA **requires a site-specific FRA** before further comment can be made. The FRA should clearly demonstrate that the development is safe, does not increase flood risk elsewhere, and complies with the NPPF and relevant local flood risk policy. Until a suitable FRA is submitted and assessed, the LLFA **cannot support** the application.

Conditions & Reasons (if required)

Date:	28/07/2025	Signed:	NT
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