

Date: 14 July 2025
Application: 251635



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,

Variation/Removal of Condition Consultation

Application Number: 251635

Applicant: Mr Mike Moore

Site Address: Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480170, Northing - 173159

Type of Development: Minor All other developments

Proposal: Application to vary condition 2 of planning consent 242200 for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping. Condition 2 refers to the approved details, and the variation is to raise the ridge height of the building, relocate the central bay and change fenestration.

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 251635. 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:	251635
Address:	Beech Court, Wokingham Road, Hurst, Wokingham, RG10 0RQ.		
Proposal:	Application to vary condition 2 of planning consent 242200 for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping. Condition 2 refers to the approved details, and the variation is to raise the ridge height of the building, relocate the central bay and change fenestration.		
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

We would have **no objection** to raising the ridge height of the building, relocate the central bay or change of fenestration.

NB:

We however note that **a drainage condition was recommended** in our consultation response of the 05/09/2024, **but no drainage condition was included** in the decision notice of the 31/10/2024.

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:	17/07/2025	Signed:	Boniface Ngu
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