

Date: 2 March 2026
Application: 260161



**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: 260161

Applicant: Aarti Bansal

Site Address: 565 Reading Road, Winnersh, Wokingham, RG41 5HJ

Parish: Winnersh

Grid Reference: Easting - 477267, Northing - 171249

Type of Development: Other Householder

Proposal: Application for a certificate of lawfulness for the use of existing property to commercial gym.

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 260161. 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 **23 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260161
Address:	565 Reading Road, Winnersh, Wokingham, RG41 5HJ.		
Proposal:	Application for a certificate of lawfulness for the use of existing property to commercial gym.		
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 Application for a certificate of lawfulness for the use of existing property to commercial gym.

This application seeks a Certificate of Lawfulness for the use of an existing property as a commercial gym.

A Certificate of Lawfulness application is used to determine whether the proposed use or development is lawful under planning legislation. It does not assess the planning merits of the proposal, including matters relating to flood risk or surface water drainage.

As such, the Lead Local Flood Authority (LLFA) has no comments to make on this application.

However, the applicant should be made aware that the site is at elevated risk of flooding from fluvial sources and groundwater, which may present risks to property, occupants, and operations. Any future operational works, drainage alterations, or building works may require further consideration of flood risk and appropriate mitigation measures.

Conditions & Reasons (if required)

Date:	06/03/2026	Signed:	NT
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