

Date: 23 April 2026
Application: 260830



**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,

Full Planning Approval Consultation

Application Number: 260830

Applicant: Mr Bhogal

Site Address: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

Parish: Woodley

Grid Reference: Easting - 476659, Northing - 173181

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.

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 260830. 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 **15 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260830
Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL.		
Proposal:	Full application for the proposed erection of a single storey rear extension to the existing dwelling at no. 273 Loddon Bridge Road and changes to fenestration, plus a part single part two storey side/rear extension to form 1 no. terraced dwelling following demolition of the existing single storey side and rear extensions, with associated dropped kerb and rear access off Cobham Road, pedestrian access, modified front access to no. 273, landscaping, parking, and cycle and refuse storage.		
Type of Development:	Minor Dwellings (1-9)		
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 we would have no objection to the principle of the development, as represented by **proposed ground floor plan drawing 25008-A4-00-DR-T-2000 B dated 20/04/2026**.

Proposed overall site **drainage layout drawing LDBR-XX-00-CV-DR-00 P02 dated 01/04/2026** indicates that foul drainage will be into an existing foul sewer while surface water runoff will be managed via soakaway.

The **drainage calculation dated 02/04/2026** indicates that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, using an infiltration rate of 0.0036m/hr (1.0×10^{-6} m/s).

It is unclear how the above infiltration rate has been arrived at and we would need to see BRE365 soakage test results for the site.

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:

28/04/2026

Signed:

Boniface Ngu