

Date: 12 September 2025
Application: 252153



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: 252153

Applicant: Mr Yuvaraj shiva Kotipalli

Site Address: 3 Foxcote, Finchampstead, Wokingham, RG40 3PG

Parish: Finchampstead

Grid Reference: Easting - 480189, Northing - 165065

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a two-storey side extension incorporating a ground floor office and gym with first floor accommodation above, alongside a single-storey rear extension with three roof lights, the erection of a pitched roof front porch with flank window, and associated alterations to fenestration including the insertion of new windows and doors across all elevations.

Case Officer: Rowan Reynolds

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 252153. 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 **3 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252153
Address:	3 Foxcote, Finchampstead, Wokingham, RG40 3PG.		
Proposal:	Householder application for the proposed erection of a two-storey side extension incorporating a ground floor office and gym with first floor accommodation above, alongside a single-storey rear extension with three roof lights, the erection of a pitched roof front porch with flank window, and associated alterations to fenestration including the insertion of new windows and doors across all elevations.		
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 existing dwelling is within flood zone 1 and part of the extension (rear) is proposed within an area that experiences low risk surface water flooding.

We would have no objection to the principle of the development, as represented by **existing and proposed plans and elevations drawing B1545-02 dated September 2025.**

As drainage details have not been provided, we would **recommend the condition below:**

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	15/09/2025	Signed:	Boniface Ngu
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