

Date: 26 June 2026
Application: 261510



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: 261510

Applicant: Mr & Mrs White

Site Address: 8 Ellerton Close, Wokingham, RG40 2BE

Parish: Wokingham

Grid Reference: Easting - 482169, Northing - 168443

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus conversion of the garage to habitable accommodation.

Case Officer: Jessie Arrow-Smith

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 261510. 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 **17 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261510
Address:	8 Ellerton Close, Wokingham, RG40 2BE.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following demolition of the existing conservatory, plus conversion of the garage to habitable accommodation.		
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 application has been reviewed from a surface water and flood risk perspective. The proposed development comprises the erection of a single-storey rear extension following demolition of the existing conservatory, together with the conversion of the existing garage to habitable accommodation.

The site is located within Flood Zone 1, which is defined as having a low probability of fluvial flooding. Based on the submitted information, the proposal is unlikely to result in a significant increase in surface water runoff or materially affect existing drainage arrangements. There are no apparent surface water flood risk concerns that would warrant the submission of a site-specific drainage strategy.

The LLFA therefore has no objection to the proposed development on surface water drainage or flood risk grounds.

The applicant should ensure that any new roof drainage is connected to a suitable drainage system in accordance with the drainage hierarchy and that the development does not increase flood risk either on-site or elsewhere. Any works affecting existing drainage should maintain the current level of service and should not adversely impact neighbouring properties.

Conditions & Reasons (if required)

Date:	03/07/2026	Signed:	NT