

Date: 8 October 2024
Application: 242402



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,

Full Planning Approval Consultation

Application Number: 242402

Applicant: Nirvana Spa Ltd C/O Agent

Site Address: West Court, Park Lane, Wokingham, RG40 4QJ

Parish: Finchampstead

Grid Reference: Easting - 477047, Northing - 163894

Type of Development: Minor All other developments

Proposal: Full application for creation of a swimming pool.

Case Officer: Cameron Young

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 242402. 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:	242402
Address:	West Court, Park Lane, Wokingham, RG40 4QJ.		
Proposal:	Full application for creation of a swimming pool.		
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

The site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed site plan and site section drawing 01 A dated 22/05/2024**.

We however note from the site photo that the site is currently grassed and need confirmation that the patio terrace will be permeable, and the pool will be an open-air pool with no roof.

This is because any extra impermeable areas created will need to attenuate runoff from this area, with discharged controlled at greenfield rates.

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.

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:	11/10/2024	Signed:	Boniface Ngu
--------------	------------	----------------	--------------