

Date: 8 October 2024
Application: 242230



**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: 242230

Applicant: Mr S Herbert

Site Address: 35a Danywern Drive, Winnersh, Wokingham, RG41 5NS

Parish: Winnersh

Grid Reference: Easting - 478502, Northing - 170714

Type of Development: Other Householder

Proposal: Householder application for the proposed two storey rear extension with modifications to the roof following a garage conversion and the demolition of the existing conservatory.

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 242230. 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:	242230
Address:	35a Danywern Drive, Winnersh, Wokingham, RG41 5NS.		
Proposal:	Householder application for the proposed two storey rear extension with modifications to the roof following a garage conversion and the demolition of the existing conservatory.		
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 site is within flood zone 1 and the footprint of the proposed development increases marginally.

We would have no objection to the principle of the development, if carried out as represented by **proposed ground floor plan drawing 13524-04 dated July 2024**.

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
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