

Date: 3 September 2024
Application: 242243



**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: 242243

Applicant: Mrs F Ramsay

Site Address: Handpost, Basingstoke Road, Swallowfield, Wokingham, RG7 1PU

Parish: Swallowfield

Grid Reference: Easting - 472076, Northing - 164455

Type of Development: Other Householder

Proposal: Householder application for the single storey side extension with roof light.

Case Officer: Victoria Morgan

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 242243. 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:	242243
Address:	Handpost, Basingstoke Road, Swallowfield, Wokingham, RG7 1PU.		
Proposal:	Householder application for the single storey side extension with roof light.		
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 with the proposed extension in an area that experiences low risk surface water flooding (NW).

We would have no objection to the principle of the extension, as represented by **proposed ground floor plan drawing 05 dated July 2024**.

However, as existing or proposed drainage details have not been provided, we would **recommend the condition below**:

NB:

There is an area to the SW that does not experience surface water flooding that could be utilised for the extension.

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. How the site currently drains and how the proposed extension feeds into it.
2. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.

3. A description of how the proposed development will deal with surface water overland flows.
4. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
5. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	06/09/2024	Signed:	Boniface Ngu
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