

**Date:** 3 November 2025  
**Application:** 252550



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Variation/Removal of Condition Consultation**

**Application Number:** 252550

**Applicant:** Mr & Mrs Pearson

**Site Address:** The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB

**Parish:** Wargrave

**Grid Reference:** Easting - 478583, Northing - 180676

**Type of Development:** Other Householder

**Proposal:** Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level.

**Case Officer:** Connie Davis

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 252550. 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 **24 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>App No:</b> | 252550 |
| <b>Address:</b>             | The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |        |
| <b>Proposal:</b>            | Application to vary condition 2 of planning consent 242951 for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing outbuilding. Condition 2 refers to the approved details, and the variation is to reduce the enlargement of the lower ground floor level. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 variation is to reduce the enlargement of the lower ground floor level and we would have no objection to replacing lower ground floor drawing 1802-05 B with drawing 1802-05 D.

Drainage condition 6 still applies.

## 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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 06/11/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|