

Date: 3 November 2025
Application: 252286



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: 252286

Applicant: Mr Christopher Josephi

Site Address: Moleson House, 20 Ryhill Way, Earley, Wokingham, RG6 4AZ

Parish: Arborfield and Newland

Grid Reference: Easting - 473416, Northing - 169616

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first-floor extension with pitched tiled roof to match the main dwelling, incorporating brickwork and fenestration to match the existing dwelling, the installation of two south-facing solar panels to the roof slopes, the erection of a rear balcony with balustrade, and the addition of coping stones to the parapet wall.

Case Officer: Marcus Hillman

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 252286. 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

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252286
Address:	Moleson House, 20 Ryhill Way, Earley, Wokingham, RG6 4AZ.		
Proposal:	Householder application for the proposed erection of a first-floor extension with pitched tiled roof to match the main dwelling, incorporating brickwork and fenestration to match the existing dwelling, the installation of two south-facing solar panels to the roof slopes, the erection of a rear balcony with balustrade, and the addition of coping stones to the parapet wall.		
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 and we would no objection to the proposed first floor extension, as represented by **proposed floor plans drawing 12 P5**.

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:	06/11/2025	Signed:	Boniface Ngu
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