

Date: 3 November 2025
Application: 252641



**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: 252641

Applicant: MR AND MRS ANDY PARKER

Site Address: 11 Laurel Close, Wokingham, RG41 4AZ

Parish: Wokingham Town

Grid Reference: Easting - 479727, Northing - 168299

Type of Development: Other Householder

Proposal: Householder application for the proposed part conversion of the garage and changes to fenestration.

Case Officer: Julia Gibowicz

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 252641. 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 **5 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

| | | | |
|-----------------------------|---|----------------|--------|
| From: | Boniface Ngu Flood Risk & Drainage | | |
| Service | WBC Drainage | App No: | 252641 |
| Address: | 11 Laurel Close, Wokingham, RG41 4AZ. | | |
| Proposal: | Householder application for the proposed part conversion of the garage and changes to fenestration. | | |
| 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 have no objection to the part garage conversion, as represented by **proposed plans and elevations drawing M-2836-3 dated July 2025**.

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.

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|--------------|------------|----------------|--------------|
| Date: | 06/11/2025 | Signed: | Boniface Ngu |
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