

Date: 7 April 2025
Application: 250786



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: 250786

Applicant: Mr & Mrs Rydzinski

Site Address: Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 477171, Northing - 181949

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of 1.8m electric entrance gate. (Retrospective)

Case Officer: Marcus Watts

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 250786. 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:	250786
Address:	Secundus, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Householder application for the proposed erection of 1.8m electric entrance gate. (Retrospective)		
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

We understand that this application is retrospective.

The site is within flood zone 3 and we have no objection to the gate as represented in the **design and planning statement uploaded on NEC DM on the 28/03/2025**.

The photos indicate that there is a gap beneath the gate to allow for flow of water during flooding.

As the site is within flood zone 3, we would **recommend the condition below**:

Conditions & Reasons (if required)

The owner should ensure that the gap below the gate is clear in perpetuity, to allow for blockage free flow of water during flood events, to ensure that flood risk is not increased elsewhere.

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:	09/04/2025	Signed:	Boniface Ngu
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