

Date: 26 September 2024
Application: 242438



**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: 242438

Applicant: Mr and Mrs A Mangat

Site Address: 23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ

Parish: Winnersh

Grid Reference: Easting - 477429, Northing - 171182

Type of Development: Other Householder

Proposal: Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.

Case Officer: Adriana González

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 242438. 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:	NT		
Service	WBC Drainage	App No:	242438
Address:	23 Albany Park Drive, Winnersh, Wokingham, RG41 5HZ.		
Proposal:	Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.		
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

I refer to your email received on 26th September 2024, for comment on the management of Surface water. The site is situated principally with in flood zone 2 and very near to flood zone 3 with history of flooding as demonstrated by the Environment agency's (EA) interactive web based mapping service.

The proposal is Householder application for the proposed first floor extension above existing garage and new car port alongside rear roof change from flat to gable end.

Few important points which needs to take into considerations are as follows

1. Information required about existing drainage, details of land drains /watercourses, pipes and their capacities and discharge points.
2. The development will not require a flood risk assessment however a drainage strategy is required at this stage. Development should not increase flood risk within site or elsewhere and also employ the SuDS Hierarchy to determine what is required.

3. As replacement dwelling, number of bedrooms not to increase, else access and egress to be addressed using FD2320.
4. Development on stilts with finished floor levels 300mm above climate change flood level (agreed with the EA).

Foul Water

Please note that proposed foul water is a matter that will be dealt by Thames water or by local sewerage authority and is not therefore considered by LLFA. If applicant is connecting to the foul sewer, then it becomes an issue to be considered by the utilities provider.

Conditions & Reasons (if required)

Date:	27/09/2024	Signed:	NT
--------------	------------	----------------	----