

Date: 14 May 2026
Application: 260790



**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: 260790

Applicant: Mr & Mrs Trafford

Site Address: 25 Ryhill Way, Earley, Wokingham, RG6 4AZ

Parish: Shinfield

Grid Reference: Easting - 473462, Northing - 169624

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the existing double garage and in-fill side extension to provide additional habitable accommodation.

Case Officer: Annabelle Jones

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 260790. 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 **7 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260790
Address:	25 Ryhill Way, Earley, Wokingham, RG6 4AZ.		
Proposal:	Householder application for the proposed conversion of the existing double garage and in-fill side extension to provide additional habitable accommodation.		
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 garage conversion and small infill, as represented by **proposed floor plans drawing 003 dated February 2026**.

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:	19/05/2026	Signed:	Boniface Ngu
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