



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

104

Suffix

Property Name

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG41 2YN

Description of site location must be completed if postcode is not known:

Easting (x)

480151

Northing (y)

169143

Description

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Langstone

Company Name

Address

Address line 1

104 Oxford Road

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

GB

Postcode

RG41 2YN

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Householder application for the proposed erection of a two storey side extension, first floor side extension, single storey rear extension, new roof to facilitate conversion of the loft to create habitable accommodation, plus changes to fenestration and dropped kerbs.

Reference number

Application Number: 231573

Date of decision (date must be pre-application submission)

23/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Our planning application unfortunately did not provide a proposed drainage scheme and we note that the Delegated Officer Report states:

“Wokingham Drainage were consulted regarding the proposal as the site is within Flood Zone 1. Drainage commented that they had no objection, subject to a condition ‘As the footprint of the building is increasing and no drainage details have been provided’. Drainage have recommended for a pre-commencement condition to be applied to any approval.”

Condition 3 states: “No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA.”

We wish to provide the LPA, details of the proposed drainage arrangements, all of which are unchanged from the current drainage arrangement which are as follows:

1. Rainwater from the roof will be collected via rainwater pipes and discharged to the existing soakaway within the garden.
2. One rainwater pipe serving the small front porch roof will discharge to the foul mains.
3. A 200-litre water butt will collect water runoff from a downpipe on the northern elevation.
4. Foul waste will discharge to the mains sewer.
5. Surface water to the front, side and rear of the property will permeate naturally into the ground.

In relation to the further surveys and reports referred to in Condition 3, we respectfully ask that the LPA take a pragmatic view. This is a domestic householder extension, the site lies within Flood Zone 1, and the overall scale and footprint of the building will be comparable to other properties in the surrounding area.

The requested level of drainage information appears to be more akin to what may be expected as part of a flood risk assessment. However, as the site is in Flood Zone 1 and is less than 1 hectare in size, a flood risk assessment is not normally required under the relevant planning guidance. <https://www.planningportal.co.uk/permission/commercial-developments/understanding-and-assessing-flood-risk/flood-risk-assessment>

Given that this is a domestic extension and there is no proposed change to the existing drainage strategy, we would be grateful if the LPA could confirm whether the information provided above is sufficient to allow Condition 3 to be discharged, or alternatively whether the condition can be removed.

We will carry out a BRE 365 infiltration test to confirm that the existing or proposed soakaway within the garden is suitable. This will be undertaken when groundworks commence and before construction proceeds above damp-proof course level.

All drainage works will be carried out in accordance with Building Control requirements. Should Building Control require changes to the drainage design, we will notify the LPA and seek any necessary approval before implementing those changes.

We would also welcome a site visit should the LPA consider this helpful and discuss the matter further.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email from Claire Moore

Date (must be pre-application submission)

17/12/2024

Details of the pre-application advice received

The information supplied in my email should be submitted as part of a Discharge of Condition application which will be determined by the drainage officer. They will then decide if the information is sufficient to discharge condition 3 of permission 231573.

You need to submit the application via the planning portal.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

William Langstone

Date

21/06/2026