

Date: 31 October 2024
Application: 242083



**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: 242083

Applicant: Mr Neil Shand

Site Address: 68 Arthur Road, Wokingham, RG41 2SY

Parish: Wokingham Town

Grid Reference: Easting - 480032, Northing - 168686

Type of Development: Other Householder

Proposal: Householder application for proposed single storey rear/side extension along with changes to fenestration, following demolition of the existing storage unit.

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 242083. 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:	242083
Address:	68 Arthur Road, Wokingham, RG41 2SY.		
Proposal:	Householder application for proposed single storey rear/side extension along with changes to fenestration, following demolition of the existing storage unit.		
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 have reviewed **Rev 1.0 of UNDA Flood Risk Assessment report 94842-091024-Shand-ArthurRd dated 21/10/2024** and have the following comments to make:

The extension is within flood zone 2 and the site varies from 51.04mAOD to 48.43mAOD. The 1 in 100-year flood event with a 20% allowance for climate change flood level is 46.43mAOD indicating that the extension is proposed outside the climate change flood outline.

Finished floor levels are proposed no lower than existing and the additional footprint does not exceed 250m².

The development proposes the use of SuDS but details have not been provided.

We would have no objection to the development, as represented on Figure 9 of the above-mentioned FRA, but as drainage details have not been provided, we will **recommend the condition below**:

Conditions & Reasons (if required)

Given that the footprint of the building is increasing, and drainage details have not been provided, we would anticipate seeing details of at least, the existing drainage system for the dwelling and how the proposed extension feeds into it.

This is to prevent increased flood risk from surface water run-off. 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: 01/11/2024

Signed: Boniface Ngu