

Date: 26 September 2024
Application: 242440



**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,

Variation/Removal of Condition Consultation

Application Number: 242440

Applicant: Mrs Li

Site Address: Penny Wood, Hollybush Ride, Finchampstead, Wokingham, RG40 3QP

Parish: Finchampstead

Grid Reference: Easting - 481344, Northing - 164283

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 183064 for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention and reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is for changes to gates, fencing, driveway and landscaping, addition of pergolas and a patio, plus changes to the fenestration and external appearance of the dwelling and garage including an additional dormer and external staircase to the garage. (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 242440. 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:	242440
Address:	Penny Wood, Hollybush Ride, Finchampstead, Wokingham, RG40 3QP.		
Proposal:	Application to vary condition 2 of planning consent 183064 for the proposed erection of a replacement two storey dwelling, to include a detached garage, associated ancillary works and new gates and retention and reuse of existing vehicular access onto Hollybush Ride following demolition of existing dwelling. Condition 2 refers to the approved details and the variation is for changes to gates, fencing, driveway and landscaping, addition of pergolas and a patio, plus changes to the fenestration and external appearance of the dwelling and garage including an additional dormer and external staircase to the garage. (Retrospective)		
Type of Development:	Minor Dwellings (1-9)		
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

Condition 5 of application 183064 granted on the 18/01/2019 requested for drainage details to be approved and we are not sure if the drainage details for this application have been discharge.

Email from Boniface Ngu to Julia Reading (Tom Finch copied in) on the 17/04/2019 requested for attenuation to be provided to cater for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, for any impermeable areas created, with discharge limited at existing rates, as a minimum, or greenfield rates, to provide betterment. We are not sure that this has been demonstrated.

Site layout drawing 1277 P3 1 dated 24/09/2024 indicates an extended driveway, towards the eastern side of the building, compared to **drawing 1277 P2 1 dated 06/01/2018**. Both drawings indicate that the driveway will be of permeable

construction, but the **as built photos (Received via email from enforcement, dated 26/09/2024)** do not indicate that the extended driveway is of permeable construction. This means that extra runoff from the impermeable area will discharge somewhere else, to increase flood risk off site.

We need to see drainage details demonstrating how runoff from this development has been managed, in accordance with all the above, before we can comment further on this retrospective application to vary condition 2 of application 183064.

As it is, we will **object to this variation** until further details have been provided relating to condition 5 of application 183064.

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:	01/10/2024	Signed:	Boniface Ngu
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