

Date: 1 August 2025
Application: 251840



**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: 251840

Applicant: Mr Josiah Millar

Site Address: 515 Reading Road, Winnersh, Wokingham, RG41 5HL

Parish: Winnersh

Grid Reference: Easting - 477514, Northing - 171057

Type of Development: Other Householder

Proposal: Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective).

Case Officer: Marcus Hillman

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 251840. 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:	251840
Address:	515 Reading Road, Winnersh, Wokingham, RG41 5HL.		
Proposal:	Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective).		
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

LLFA received this Householder application for proposed single-storey side and rear extensions to existing bungalow, conversion of loft to habitable use, including creation of rear dormers and a roof light; replacement of existing outbuilding to form a single-storey residential annex (part retrospective). The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping.

Applicant didn't provide any surface water drainage details. LLFA requires applicant to provide **Surface Water Drainage Strategy** which should include details of the existing site drainage stating how proposed development would feed into the existing drainage system. Drainage strategy (including SuDS) drawing will also need to be produced indicating the location and sizing of all drainage features with pipe connections from the proposed development to the discharge points. More information is required including the following

1. Applicant is required to follow SuDS hierarchy and If proposing infiltration

then evidence should be provided to support results (to BRE 365 standard or similar approved).

2. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
3. Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change.
4. A drainage strategy plan indicating the location / sizing of SuDS with the base of any SuDS features located at least 1m above the seasonal high water table level in case of proposed infiltration.
5. Details demonstrating which SuDS application has been proposed and how that SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Foul Water

Please note that proposed foul water is a matter that will be dealt by Thames water or by local sewerage authority.

Conditions & Reasons (if required)

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (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:	04/08/2025	Signed:	NT
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