

Date: 29 November 2024
Application: 242951



**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: 242951

Applicant: Mr & Mrs Pearson

Site Address: The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB

Parish: Wargrave

Grid Reference: Easting - 478581, Northing - 180675

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe.

Case Officer: Kieran Neumann

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 242951. 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:	242951
Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.		
Proposal:	Householder application for the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe.		
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 the proposed erection of the part single part two storey front, side and rear extensions along with enlarging of lower ground floor level to include a swimming pool with roof terrace and 1no lantern light, raising of the roof and installation of a first floor extension to the East Elevation with 1no balcony and roof lights, timber log store, canopy roof to the West Elevation, changes to fenestration following demolition of a side porch, plus removal of a central chimney. Erection of single storey outbuilding following demolition of the existing annexe on 29th November 2024.

The proposed development, including the extensive alterations and additions, could have significant implications for surface water drainage. Here are the key points for consideration:

1. **Increased Impermeable Areas:** The enlargement of the lower ground floor, extensions, roof terrace, and outbuilding will increase the overall footprint of impermeable surfaces on the site. This could exacerbate surface water runoff, especially during heavy rainfall.

2. **Swimming Pool Considerations:** The swimming pool should be carefully assessed to ensure that overflow, drainage, or backwashing does not contribute to surface water runoff or overload existing drainage systems.
3. **Mitigation Measures:** To mitigate the risks associated with surface water drainage, the following measures should be implemented:
 - Installation of a sustainable drainage system (SuDS), such as permeable paving, green roofs, or rainwater harvesting systems, to reduce runoff. Adequate landscaping with natural vegetation to enhance water infiltration and manage runoff. A clear plan for managing runoff from the roof terrace, balcony, and other new surfaces.
4. **Drainage Strategy:** A detailed drainage strategy should be submitted and approved before any development begins. This should include calculations demonstrating that the post-development runoff will not exceed the pre-development levels and provisions for dealing with extreme weather events.

Conditions & Reasons (if required)			
Date:	03/12/2024	Signed:	NT