

Date: 31 December 2025
Application: 253092



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 253092

Applicant: Mr C Ballard

Site Address: 10 Wargrave Road, Twyford, Wokingham, RG10 9PG

Parish: Twyford

Grid Reference: Easting - 478774, Northing - 176038

Type of Development:

Proposal: Prior approval submission for the proposed change of use of the first floor of the commercial premises (Use Class E) to 1 no. dwelling (Use Class C3).

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 253092. 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 requested from the case officer.

Your observations are required in respect of this application by **22 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253092
Address:	10 Wargrave Road, Twyford, Wokingham, RG10 9PG.		
Proposal:	Prior approval submission for the proposed change of use of the first floor of the commercial premises (Use Class E) to 1 no. dwelling (Use Class C3).		
Type of Development:			
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 Prior approval submission for the proposed change of use of the first floor of the commercial premises (Use Class E) to 1 no. dwelling (Use Class C3) on 31st december 2025.

LLFA notes that the site is located within Flood Zone 1 and is therefore at low risk of flooding from fluvial and tidal sources. On this basis, the LLFA raises no objection in principle to the proposed change of use of the first floor of the existing commercial premises (Use Class E) to one dwelling (Use Class C3).

As the proposal is a Prior Approval submission and does not involve ground-level works or the creation of additional impermeable area, the development is unlikely to materially affect surface water runoff or increase flood risk on or off site. The LLFA therefore has no specific surface water drainage requirements to raise at this stage.

Conditions & Reasons (if required)

Date:	31/12/2025	Signed:	NT
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