

**Date:** 17 April 2025  
**Application:** 250719



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 250719

**Applicant:** Tolu Adebekun

**Site Address:** 12 Farmers End, Charvil, Wokingham, RG10 9RZ

**Parish:** Invalid code

**Grid Reference:** Easting - 477828, Northing - 175642

**Type of Development:** Minor All other developments

**Proposal:** Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works.

**Case Officer:** Tariq Bailey-Biggs

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 250719. 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

|                             |                                                                                                                           |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                        |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                              | <b>App No:</b> | 250719 |
| <b>Address:</b>             | 12 Farmers End, Charvil, Wokingham, RG10 9RZ.                                                                             |                |        |
| <b>Proposal:</b>            | Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                              |                |        |
| <b>Site Visit Made:</b>     | 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 recived this Full application for proposed loft conversion with front and rear dormers, internal alterations and all associated works on 17<sup>th</sup> april 2025.

Given that the site is located in Flood Zone 2, it is crucial to assess the surface water drainage for the proposed loft conversion with front and rear dormers, internal alterations, and associated works. Flood Zone 2 is typically defined as an area at medium risk of flooding, which means there is a higher likelihood of surface water flooding due to the proximity to floodplains or watercourses.

For the proposed works, it is important to ensure that the existing drainage system can accommodate any potential increase in surface water runoff from the development. Since loft conversions generally involve additional roof space, the runoff generated by this new impermeable area needs to be properly managed. If the development results in an increase in the impermeable surface (for example, from the dormers or other alterations), this could potentially exacerbate surface water flooding unless mitigated through appropriate drainage measures.

Applicant needs to submit increase in runoff due to increase in impermeable area and drainage strategy. LPA recommends having more information regarding drainage as proposed drainage details have not been provided and existing drainage has not been mentioned, we would request further information before determination of the application.

## 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:**

23/04/2025

**Signed:**

NT