

Date: 19 December 2025
Application: 253088



**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: 253088

Applicant: Mr Himmat Sitoula

Site Address: 24 Doddington Close, Earley, Wokingham, RG6 4BJ

Parish: Earley

Grid Reference: Easting - 475364, Northing - 170083

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the garage.

Case Officer: Claire Moore

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 253088. 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 **12 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253088
Address:	24 Doddington Close, Earley, Wokingham, RG6 4BJ.		
Proposal:	Householder application for the proposed conversion of the garage.		
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 Householder application for the proposed conversion of the garage on 19th december 2025. The application site is located within Flood Zone 1, which is classified as having a low probability of flooding from fluvial and tidal sources.

The proposed development comprises the conversion of an existing garage and does not involve an increase in the building footprint or a significant increase in impermeable area. On this basis, the development is not anticipated to result in an increase in surface water runoff or exacerbate flood risk either on-site or elsewhere.

The Lead Local Flood Authority therefore raises no objection to the proposed development from a surface water and local flood risk management perspective.

Conditions & Reasons (if required)

Date:	29/12/2025	Signed:	NT
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