

Date: 21 December 2025
Application: 252904



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: 252904

Applicant: Ms Trudy Palmer

Site Address: 53 Dunbar Drive, Woodley, Wokingham, RG5 4HA

Parish:

Grid Reference: Easting - 477362, Northing - 172966

Type of Development: Other Householder

Proposal: (Retrospective) Householder application for the proposed rear porch.

Case Officer: Cameron Young

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 252904. 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 **15 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252904
Address:	53 Dunbar Drive, Woodley, Wokingham, RG5 4HA.		
Proposal:	(Retrospective) Householder application for the proposed rear porch.		
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 (Retrospective) Householder application for the proposed rear porch 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 retrospective development relates to the construction of a rear porch. The proposal does not result in a significant increase in the building footprint or impermeable area and is not considered to materially alter surface water runoff characteristics at the site.

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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