

Date: 3 November 2025
Application: 252500



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: 252500

Applicant: Mr & Mrs Dougal

Site Address: 548 Wokingham Road, Earley, Wokingham, RG6 7JB

Parish: Invalid code

Grid Reference: Easting - 475791, Northing - 171564

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey garage with a dual-pitched tiled roof to match the main dwelling, incorporating facing brickwork to match the host property, with double garage doors to the front elevation and a pedestrian access door to the side elevation, following the demolition of the existing pre-fabricated garage.

Case Officer: James Fuller

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 252500. 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 **24 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252500
Address:	548 Wokingham Road, Earley, Wokingham, RG6 7JB.		
Proposal:	Householder application for the proposed erection of a detached single-storey garage with a dual-pitched tiled roof to match the main dwelling, incorporating facing brickwork to match the host property, with double garage doors to the front elevation and a pedestrian access door to the side elevation, following the demolition of the existing pre-fabricated 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

The existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by **plans and elevations drawing 25 971-03 dated July 2025**.

As drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No construction shall take place until details of the existing drainage system have been provided, as well as details of how the proposed extension feeds into the existing drainage system, (or details of a completely new drainage system), demonstrating that flood risk will not increase on or off site. This should be represented on a drainage strategy drawing.

The above details shall be approved in writing by the LPA.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (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:	06/11/2025	Signed:	Boniface Ngu
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