

Date: 13 January 2026
Application: 253069



**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,

Full Planning Approval Consultation

Application Number: 253069

Applicant: Miss Lisa Spiers

Site Address: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480838, Northing - 172894

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of extensions and alterations to the existing bungalow, including changes to the roof form, the insertion of new fenestration, and associated external works, alongside the erection of an outbuilding within the curtilage, alongside the demolition of existing external structures as shown on the approved plans.

Case Officer: Phillip Richards

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 253069. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253069
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
Proposal:	Full planning application for the proposed erection of extensions and alterations to the existing bungalow, including changes to the roof form, the insertion of new fenestration, and associated external works, alongside the erection of an outbuilding within the curtilage, alongside the demolition of existing external structures as shown on the approved plans.		
Type of Development:	Minor Dwellings (1-9)		
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 Full planning application for the proposed erection of extensions and alterations to the existing bungalow, including changes to the roof form, the insertion of new fenestration, and associated external works, alongside the erection of an outbuilding within the curtilage, alongside the demolition of existing external structures as shown on the approved plans on 13th January 2026.

The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until surface water drainage strategy which include details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development

with consideration to SuDS. 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.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:

15/01/2026

Signed:

NT