

**Date:** 1 August 2024  
**Application:** 241930



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Drainage,

**Householder Consultation**

**Application Number:** 241930

**Applicant:** Mr & Mrs Smith

**Site Address:** 20 Rotherfield Avenue, Wokingham, RG41 2EX

**Parish:** Wokingham Town

**Grid Reference:** Easting - 479924, Northing - 169344

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials.

**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 241930. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                                                                                                                                                                  |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                                                           | <b>App No:</b> | 241930 |
| <b>Address:</b>             | 20 Rotherfield Avenue, Wokingham, RG41 2EX.                                                                                                                                                                                                                                                                                                                            |                |        |
| <b>Proposal:</b>            | Householder application for the proposed erection of a single storey rear extension and two storey side extension. The enlargement of front and rear dormers following the demolition of the existing rear extension and side lean-to, plus conversion of the garage to habitable accommodation, removal of a chimney, changes to fenestration and external materials. |                |        |
| <b>Type of Development:</b> | Other Householder                                                                                                                                                                                                                                                                                                                                                      |                |        |
| <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

We have reviewed **flood risk assessment report KRS.0807.001.R.001.B dated July 2024** and have the following comments to make:

The western boundary of the site is within flood zone 3 but the existing dwelling is within flood zone 1.

Site levels vary from 45.40mAOD (West) to 46.51mAOD (East).

The nearest node to the site, from the product 4 data indicates that the 1 in 100-year flood level is 45.45mAOD.

Based on the above, we would have no objection to the principle of the extension, as represented in **Appendix 1** of the above report.

The report states that the development will not increase the site impermeable area, but we note the increase in footprint of the development, as indicated on the block plan drawing in Appendix 1.

As we have not been made aware of the existing drainage of the site and we do not know how the proposed extension will drain, we will **recommend the condition below**:

**Conditions & Reasons (if required)**

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
7. A description of how the proposed development will deal with surface water overland flows.
8. Groundwater monitoring confirming seasonal high groundwater levels in the area.
9. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
10. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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.

|              |            |                |              |
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| <b>Date:</b> | 02/08/2024 | <b>Signed:</b> | Boniface Ngu |
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