

Date: 16 January 2026
Application: 260056



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 260056

Applicant: Ms Fatima Talhi

Site Address: 13 Chiltern Crescent, Earley, Wokingham, RG6 1AL

Parish: Earley

Grid Reference: Easting - 474304, Northing - 173510

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear extension, plus insertion of 2 no. sun tunnels in the existing single storey side roof and conversion of the garage to habitable accommodation with associated changes to fenestration.

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 260056. 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 **6 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260056
Address:	13 Chiltern Crescent, Earley, Wokingham, RG6 1AL.		
Proposal:	Householder application for the proposed erection of a single storey rear extension following demolition of the existing single storey rear extension, plus insertion of 2 no. sun tunnels in the existing single storey side roof and conversion of the garage to habitable accommodation with associated changes to fenestration.		
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 erection of a single storey rear extension following demolition of the existing single storey rear extension, plus insertion of 2 no. sun tunnels in the existing single storey side roof and conversion of the garage to habitable accommodation with associated changes to fenestration on 16th jan 2026.

LLFA has reviewed the above householder application with regard to flood risk and surface water management.

Flood Risk Context

The site is located within Flood Zone 1, where the probability of fluvial flooding is low. However, the site is identified as being within an area susceptible to surface water flooding, particularly during intense rainfall events.

Nature of Development

The proposal includes:

- Demolition and replacement of an existing single storey rear extension;
- Minor roof alterations (sun tunnels);
- Conversion of an existing garage to habitable accommodation.

The development is contained within the existing residential curtilage and does not involve new development in undeveloped areas.

Surface Water Considerations

The LLFA notes that:

- The replacement rear extension is unlikely to significantly increase the impermeable area beyond existing levels, given that it replaces an existing structure.
- The insertion of sun tunnels does not affect surface water runoff;
- The garage conversion does not increase the building footprint or impermeable area.

Provided that surface water runoff from the new extension roof is managed appropriately (e.g. directed to existing permeable areas within the site and not discharged onto neighbouring land or the public highway), the proposal is not considered to materially increase surface water flood risk.

Floor Levels

As the site lies within an area susceptible to surface water flooding, the LLFA advises that:

- Finished floor levels of the new extension and the converted garage should be set no lower than the existing dwelling floor levels; and
- Where practicable, threshold levels should be designed to reduce the risk of surface water ingress.

The LLFA raises no objection to the proposed development from a flood risk and surface water drainage perspective. The applicant is advised that the site lies within an area susceptible to surface water flooding. Surface water runoff from the development should be managed within the site and directed to permeable areas. Finished floor levels should be set about local surface water flood risk to minimise the risk of water ingress.

Conditions & Reasons (if required)

Date:	19/01/2026	Signed:	NT
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