

Date: 27 February 2026
Application: 260381



**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: 260381

Applicant: Mrs Joanne Richards

Site Address: The Meadows, Trowes Lane, Swallowfield, Wokingham, RG7 1RP

Parish: Swallowfield

Grid Reference: Easting - 472929, Northing - 163674

Type of Development: Other Householder

Proposal: Householder application for the proposed conversion of the existing domestic garage, including changes to fenestration.

Case Officer: Annabelle Jones

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 260381. 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 **20 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260381
Address:	The Meadows, Trowes Lane, Swallowfield, Wokingham, RG7 1RP.		
Proposal:	Householder application for the proposed conversion of the existing domestic garage, including 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 conversion of the existing domestic garage, including changes to fenestration.

The site lies within Flood Zone 1 and the proposal does not introduce additional impermeable area; therefore, the LLFA raises no objection to the development.

However, mapping indicates groundwater levels may be at or very near to the ground surface in this area. The applicant should therefore take this into account in the design and construction of the development, particularly with regard to any below-ground works and drainage arrangements.

Conditions & Reasons (if required)

Date:	05/03/2026	Signed:	NT
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