

Date: 4 January 2024
Application: 233117



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear ,

Full Planning Approval Consultation

Application Number: 233117

Applicant: Cristopher Williams

Site Address: Atlanta, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 477127, Northing - 181990

Type of Development: Minor All other developments

Proposal: Full application for the proposed re-shaping of an existing dwelling to conform with volume limits.

Case Officer: Marcus Watts

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 233117. 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 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

From:	Boniface Ngu Flood Risk & Drainage		
Service		App No:	233117
Address:	Atlanta, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Full application for the proposed re-shaping of an existing dwelling to conform with volume limits.		
Type of Development:	Minor All other developments		
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 **flood risk assessment dated 15/12/2023** states that the development proposes alteration of a dwelling (by reducing volume and associated 'footprint' area) via removal of timber 'decking' area.

On the **07/10/2022 we objected** to this application, under **222376**, on the basis that it was a new more vulnerable development within the functional flood plain.

Even though the proposal provides betterment, it remains development that was not allowed, for the reason stated above.

Based on the above, it will remain an objection.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	05/01/2024	Signed:	Boniface Ngu
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