

Date: 5 March 2026
Application: 260508



**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: 260508

Applicant: Mr Chris and Jane Cook and Fifield

Site Address: 20 Elmley Close, Wokingham, RG41 1HP

Parish: Wokingham

Grid Reference: Easting - 479649, Northing - 170225

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension, modification of existing single storey roof and installation of rooflights.

Case Officer: Nikita George

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 260508. 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 **26 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260508
Address:	20 Elmley Close, Wokingham, RG41 1HP.		
Proposal:	Householder application for the proposed erection of a single storey rear extension, modification of existing single storey roof and installation of rooflights.		
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, modification of existing single storey roof and installation of rooflights on 11th March 2026.

The application site is located within Flood Zone 1, which is defined by the Environment Agency as land having a low probability of fluvial flooding. The proposed development relates to a householder extension and minor roof alterations to an existing residential property.

Given the limited scale and nature of the proposed works, the development is not expected to significantly increase impermeable area or materially alter the existing surface water runoff characteristics of the site. As such, the proposal is unlikely to increase flood risk either on-site or elsewhere.

In accordance with national planning guidance set out within the NPPF, developments located within Flood Zone 1 are considered appropriate from a flood risk perspective, provided that surface water is managed appropriately.

Due to the small scale of the proposal and the absence of significant changes to site drainage, the LLFA has no specific surface water drainage requirements for this application.

Conditions & Reasons (if required)			
Date:	11/03/2026	Signed:	NT