

Date: 18 September 2025
Application: 252194



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: 252194

Applicant: Mr and Mrs Elliott

Site Address: Waters Edge, Loddon Drive, Wargrave, Wokingham, RG10 8HL

Parish: Wargrave

Grid Reference: Easting - 477498, Northing - 177666

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a first-floor extension over the existing ground floor footprint, with the application of white monocouche render to the new first-floor elevations, replacement of all windows with anthracite grey UPVC fenestration, installation of an anthracite grey composite entrance door and anthracite grey bi-folding doors to the rear elevation, and re-roofing of the dwelling with black slate tiles.

Case Officer: Tariq Bailey-Biggs

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 252194. 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 **9 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252194
Address:	Waters Edge, Loddon Drive, Wargrave, Wokingham, RG10 8HL.		
Proposal:	Householder application for the proposed erection of a first-floor extension over the existing ground floor footprint, with the application of white monocouche render to the new first-floor elevations, replacement of all windows with anthracite grey UPVC fenestration, installation of an anthracite grey composite entrance door and anthracite grey bi-folding doors to the rear elevation, and re-roofing of the dwelling with black slate tiles.		
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

The existing 5 bed bungalow is within flood zone 3 and the development proposes first floor extension on the existing bungalow (**existing ground floor plan drawing 01 dated 28/02/2025**) footprint to form a 6-bedroom dwelling, as represented by **proposed floor plans and elevations drawing 04 dated 09/07/2025**.

As the development is within flood zone 3, we need to see a Flood Risk Assessment (FRA) that addresses all forms of flooding and demonstrates that the development will not increase flood risk on or off site.

The FRA should be accompanied by a flood evacuation plan, to ensure that in the event of flooding, residents of the dwelling will take themselves away from the site, so that the emergency service will not be stretched.

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:	18/09/2025	Signed:	Boniface Ngu
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