

Date: 5 May 2026
Application: 260822



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,

Full Planning Approval Consultation

Application Number: 260822

Applicant: Mr Heath Potter

Site Address: Crosfields School, Shinfield Road, Shinfield, Wokingham, RG2 9BL

Parish: Shinfield

Grid Reference: Easting - 473290, Northing - 169844

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of 1no. bungalow (Use Class C3) to Supported Living Accommodation (Use Class C2) plus external alterations.

Case Officer: Claire Moore

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 260822. 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 **27 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260822
Address:	Crosfields School, Shinfield Road, Shinfield, Wokingham, RG2 9BL.		
Proposal:	Full application for the proposed change of use of 1no. bungalow (Use Class C3) to Supported Living Accommodation (Use Class C2) plus external alterations.		
Type of Development:	Other Change of Use		
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 bungalow is within flood zone 1 and we would have **no objection** to its conversion into a supported living accommodation, as represented by **proposed ground and first floor drawing 07 V1 dated 13/08/2025**.

There is no increase in impermeable footprint.

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:	06/05/2026	Signed:	Boniface Ngu
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