

Date: 22 October 2025
Application: 252367



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Householder Consultation

Application Number: 252367

Applicant: Mr Robert Edmonds

Site Address: 12 Buckthorn Close, Wokingham, Wokingham, RG40 5YD

Parish: Invalid code

Grid Reference: Easting - 482219, Northing - 169392

Type of Development: Other Householder

Proposal: Householder application for the proposed enlarged driveway and dropped kerb.

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 252367. 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 **12 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252367
Address:	12 Buckthorn Close, Wokingham, Wokingham, RG40 5YD.		
Proposal:	Householder application for the proposed enlarged driveway and dropped kerb.		
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 enlarged driveway and dropped kerb. Site lies in Flood Zone 1 (low risk). The proposal for a driveway enlargement and dropped kerb is acceptable. Surface water should be managed within the site using permeable materials or a soakaway, with no runoff to the highway or neighbouring land.

LLFA recommends *No objection subject to use of permeable surfacing or on-site drainage provision.*

Conditions & Reasons (if required)

Date:	28/10/2025	Signed:	NT
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