

Date: 21 March 2025
Application: 250623



**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,

Variation/Removal of Condition Consultation

Application Number: 250623

Applicant: Mr Jonathan Hampson

Site Address: Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478216, Northing - 180778

Type of Development: Minor Dwellings (1-9)

Proposal: Application to vary condition 2 of planning consent 231857 for the Full Application for the proposed erection of 1 no. detached four- bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings. Condition 2 refers to Approved Drawings and the variation is the omission of a north-facing kitchen window, to allow for repositioning of the ASHP externally, re-location of the ASHP further away from the boundary and closer to where pipes enter the house, increase in width of external timber bin enclosure to screen this, change from a casement glass door with fixed side panel on the south elevation, to a sliding glass door, change in design of the living room rooflight from a rooflight sitting on a projecting kerb, to an in-roof Velux roof window with a mullion, addition of an opening roof window above the hallway and the addition of a 25 panel solar photovoltaic array.

Case Officer: Kieran Neumann

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 250623. 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:	NT		
Service	WBC Drainage	App No:	250623
Address:	Brentwode, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Application to vary condition 2 of planning consent 231857 for the Full Application for the proposed erection of 1 no. detached four- bedroom dwelling and single storey detached garage and store, plus gates, fencing and associated alterations to the existing access, parking and landscaping, following demolition of the existing dwelling and outbuildings. Condition 2 refers to Approved Drawings and the variation is the omission of a north-facing kitchen window, to allow for repositioning of the ASHP externally, re-location of the ASHP further away from the boundary and closer to where pipes enter the house, increase in width of external timber bin enclosure to screen this, change from a casement glass door with fixed side panel on the south elevation, to a sliding glass door, change in design of the living room rooflight from a rooflight sitting on a projecting kerb, to an in-roof Velux roof window with a mullion, addition of an opening roof window above the hallway and the addition of a 25 panel solar photovoltaic array.		
Type of Development:	Minor Dwellings (1-9)		
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

Drainage impact of the proposed variations is considered negligible, and the existing drainage provisions are expected to remain sufficient to manage surface water runoff effectively.

Conditions & Reasons (if required)

Date:	27/03/2025	Signed:	NT
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