

Date: 23 October 2025
Application: 252527



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: 252527

Applicant: Harsha Bulusu

Site Address: 50 Scots Drive, Wokingham, RG41 3XE

Parish: Wokingham Town

Grid Reference: Easting - 479088, Northing - 169491

Type of Development: Other Change of Use

Proposal: Full application for the proposed conversion of existing outbuilding into a self-contained residential unit (Use Class C3) along with associated provision of private amenity space, bin storage and car and cycle parking. (retrospective)

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 252527. 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 **13 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252527
Address:	50 Scots Drive, Wokingham, RG41 3XE.		
Proposal:	Full application for the proposed conversion of existing outbuilding into a self-contained residential unit (Use Class C3) along with associated provision of private amenity space, bin storage and car and cycle parking. (retrospective)		
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

LLFA received this Full application for the proposed conversion of existing outbuilding into a self-contained residential unit (Use Class C3) along with associated provision of private amenity space, bin storage and car and cycle parking. (retrospective). The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There may be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

Conditions & Reasons (if required)

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development

and shall be maintained in the approved form for as long as the development remains on the site.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	30/10/2025	Signed:	NT
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