

Date: 23 October 2025
Application: 252578



**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,

PN Class MA Commercial to Resi Consultation

Application Number: 252578

Applicant: All Brick & Stone UK Ltd

Site Address: Offices to the rear of Billingbear Lodge, Maidenhead Road, Wokingham, Binfield, RG40 5RU

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482436, Northing - 171727

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.

Case Officer: Rowan Reynolds

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 252578. 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:	252578
Address:	Offices to the rear of Billingbear Lodge, Maidenhead Road, Wokingham, Binfield, RG40 5RU.		
Proposal:	Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.		
Type of Development:			
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 Prior approval submission for proposed change of use of the commercial premises to 1 no. dwelling.

The LLFA **has no objection in principle**, subject to the following condition:

Prior to occupation, all surface water from roofs and external hard surfaces shall be managed within the site using infiltration or other SuDS measures wherever practicable, in accordance with the National SuDS Standards (2025), to ensure no uncontrolled runoff to the public highway or adjoining land.

Conditions & Reasons (if required)

Date:	30/10/2025	Signed:	NT
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