

Date: 19 December 2025
Application: 252968



**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: 252968

Applicant: Mr Michael Ball

Site Address: Moor Green Barn, Lower Sandhurst Road, Finchampstead,
Wokingham, RG40 3TJ

Parish: Finchampstead

Grid Reference: Easting - 480674, Northing - 162751

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of land to residential curtilage along with change of use of the existing building to an independent dwelling with associated changes to fenestration

Case Officer: Benjamin Hindle

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 252968. 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 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252968
Address:	Moor Green Barn, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TJ.		
Proposal:	Full application for the proposed change of use of land to residential curtilage along with change of use of the existing building to an independent dwelling with associated changes to fenestration		
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 Full application for the proposed change of use of land to residential curtilage along with change of use of the existing building to an independent dwelling with associated changes to fenestration on 19th december 2025. 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)

Prior to first occupation of the dwelling, details of measures to mitigate the risk of groundwater flooding and to manage surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of finished floor levels, any flood resistance and resilience measures to prevent groundwater ingress, and the use of permeable materials for any new or altered hardstanding unless otherwise agreed in writing. The development shall be carried out and thereafter retained in accordance with the approved details.

Date:	23/12/2025	Signed:	NT
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