

Date: 16 July 2026
Application: 261430



**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: 261430

Applicant: Mr and Mrs A Beasley

Site Address: 93 Reading Road, Finchampstead, Wokingham, RG40 4RD

Parish: Finchampstead

Grid Reference: Easting - 476932, Northing - 162955

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.

Case Officer: James Fuller

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 261430. 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 **6 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261430
Address:	93 Reading Road, Finchampstead, Wokingham, RG40 4RD.		
Proposal:	Full application for the retention of the existing bungalow pursuant to planning appeal APP/X0360/W/19/3223708 without complying with condition 10 requiring demolition of existing dwelling prior to occupation of the proposed dwelling, plus landscaping, removal of existing static caravan and associated works.		
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

The Lead Local Flood Authority (LLFA) has reviewed the submitted application and notes that it relates to the retention of the existing bungalow, together with associated landscaping and ancillary works.

Based on the information submitted, the proposal does not appear to alter the approved surface water drainage strategy or affect local flood risk. Accordingly, the LLFA has no comments to make on the application.

Any previously approved surface water drainage scheme and associated planning conditions should continue to be implemented and maintained unless varied or superseded through a subsequent planning application or formal approval process. Should the LPA identify any surface water drainage matters requiring further consideration during the determination of the application, the LLFA would be pleased to provide further technical advice if required.

Conditions & Reasons (if required)

Date:	29/07/2026	Signed:	NT
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