

**Date:** 17 July 2026  
**Application:** 261582



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 261582

**Applicant:** Ms Sau Man Lee

**Site Address:** 192 Silverdale Road, Earley, Wokingham, RG6 7NB

**Parish:** Earley

**Grid Reference:** Easting - 474994, Northing - 171199

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Full application for the proposed sub-division of existing house into 2 no. dwellings, including demolition of existing conservatory.

**Case Officer:** Marcus Hillman

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 261582. 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 **7 August 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                       |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                          | <b>App No:</b> | 261582 |
| <b>Address:</b>             | 192 Silverdale Road, Earley, Wokingham, RG6 7NB.                                                                                      |                |        |
| <b>Proposal:</b>            | Full application for the proposed sub-division of existing house into 2 no. dwellings, including demolition of existing conservatory. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                 |                |        |
| <b>Site Visit Made:</b>     | 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 sub-division of existing house into 2 no. dwellings, including demolition of existing conservatory on 17<sup>th</sup> July 2026.

### Surface Water Drainage Condition

The development shall be carried out such that there is no increase in the total impermeable area of the site compared with the existing situation, unless otherwise agreed in writing by the Local Planning Authority. Existing surface water drainage arrangements shall be retained unless details of any proposed alterations have first been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the development does not increase surface water runoff or increase flood risk, in accordance with the National Planning Policy Framework and local planning policy.

*The Design and Access Statement states that drainage information is provided on Drawing No. SR-06; however, this drawing was not available for review as part of the consultation. Consequently, the LLFA has been unable to verify the stated reduction in impermeable area or confirm that the existing surface water drainage arrangements remain unaffected.*

|                                               |            |                |    |
|-----------------------------------------------|------------|----------------|----|
|                                               |            |                |    |
| <b>Conditions &amp; Reasons (if required)</b> |            |                |    |
|                                               |            |                |    |
| <b>Date:</b>                                  | 29/07/2026 | <b>Signed:</b> | NT |