

Date: 2 September 2025
Application: 252051



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 252051

Applicant: Mr Tim Rogers

Site Address: 1 Wyvols Cottages, The Street, Swallowfield, Wokingham, RG7 1RH

Parish: Invalid code

Grid Reference: Easting - 472320, Northing - 164814

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single-storey detached outbuilding within the side garden to form a garden room, to include associated fenestration alterations to all elevations, the insertion of roof lights to both roof slopes, and finished externally in a combination of brick slips and vertically-charred timber cladding with a pitched tiled roof to match the existing 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 252051. 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 **23 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252051
Address:	1 Wyvols Cottages, The Street, Swallowfield, Wokingham, RG7 1RH.		
Proposal:	Householder application for the proposed erection of a single-storey detached outbuilding within the side garden to form a garden room, to include associated fenestration alterations to all elevations, the insertion of roof lights to both roof slopes, and finished externally in a combination of brick slips and vertically-charred timber cladding with a pitched tiled roof to match the existing dwelling.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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 proposed outbuilding will have no impact on access or parking.
The building includes a gym for personal use. It is recommended that the outbuilding remains ancillary to the main dwelling.

Conditions & Reasons (if required)

OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed (INSERT: outbuilding) shall remain ancillary to the main dwelling and shall not be sold, leased or disposed of separately.

Reason: *In the interest of highway safety; to ensure acceptable access and parking*

Date:	4/9/25	Signed:	AC
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