

Date: 24 February 2026
Application: 260239



**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,

Full Planning Approval Consultation

Application Number: 260239

Applicant: Mr Graham Adams

Site Address: Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Parish: Arborfield and Newland

Grid Reference: Easting - 476123, Northing - 167267

Type of Development: Minor All other developments

Proposal: Retrospective application for single-storey extension to existing café.

Case Officer: Kieran Neumann

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 260239. 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 **19 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [TH]		
Service	WBC Highways	App No:	260239
Address:	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.		
Proposal:	Retrospective application for single-storey extension to existing café.		
Type of Development:	Minor All other developments		
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 proposals are retrospective for the addition of a single storey extension to the existing café at Lockey Farm. This extension consists of an increase in 10sqm internal floorspace and is for the use of a walk-in fridge. The space is not considered as tradable floor area or has required / created an increase in demand for staff or visitors more than the existing use.

WBC Highways do not consider the proposals to result in an increase in trips or parking demand for the site and in turn have no objection to this application.

Conditions & Reasons (if required)

Date:	03.03.2026	Signed:	JP [TH]
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