

Date: 28 October 2025
Application: 252480



**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: 252480

Applicant: Mr Szymon Staszewski

Site Address: 30 Glover Crescent, Arborfield, Wokingham, RG2 9TS

Parish: Swallowfield

Grid Reference: Easting - 476257, Northing - 165079

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey outbuilding within the rear garden, featuring a dual-pitched felt-covered roof, timber-panelled external walls, and associated garden works.(Retrospective)

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 252480. 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 **18 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	SW (Stanec)		
Service	WBC Highways	App No:	252480
Address:	30 Glover Crescent, Arborfield, Wokingham, RG2 9TS.		
Proposal:	Householder application for the proposed erection of a detached single-storey outbuilding within the rear garden, featuring a dual- pitched felt-covered roof, timber-panelled external walls, and associated garden works.(Retrospective)		
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

General

The proposed works compromises of the erection of a single storey outbuilding (4.44m x 2.40m) located at the rear of the garden. Drawing 'P1673-02' illustrates the outbuilding will be used as 'store'. The outbuilding shall be ancillary to the main dwelling and be secured via condition.

The proposed wall is set back from the public highways. No impacts to public highways are expected.

Access and Car Parking

It is acknowledged that the existing access and parking arrangements are to be retained which is acceptable.

Cycle Parking

The proposed works does not affect the existing cycle parking arrangements.

It is acknowledged that direct access to the garden / proposed 'store' via a pathway along the side of the dwelling, so that the outbuilding can be used for cycle storage

Conditions & Reasons (if required)

ANNEXE/OUTBUILDING TO REMAIN ANCILLARY TO MAIN DWELLING

The proposed outbuilding shall remain ancillary to the main dwelling and shall

not be sold, leased or disposed of separately.

Date:

11.11.2025

Signed:

SW (Stantec)