

Date: 3 February 2025
Application: 243207



**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: 243207

Applicant: Mr George Peck

Site Address: Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY

Parish: Swallowfield

Grid Reference: Easting - 470670, Northing - 163368

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage 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 243207. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	243207
Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.		
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 proposed extension will result in additional habitable accommodation and potential for an annexe. Highways recommend that development remains ancillary to the main dwelling.

The existing access will be retained and there is existing area for an appropriate level of parking. The proposed scheme will involve some modification to the driveway and the level of parking remains acceptable to serve the development.

WBC Drainage team will need to be consulted and assess the proposed drainage works.

Conditions & Reasons (if required)

- CF4 – PARKING (AS APPROVED)
- ANNEXE TO REMAIN ANCILLARY TO MAIN DWELLING
 The proposed (INSERT: annexe) 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:	4/2/25	Signed:	AC
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