

Date: 29 September 2025
Application: 252260



**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: 252260

Applicant: Mr & Mrs K Panwar

Site Address: Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA

Parish: Arborfield

Grid Reference: Easting - 475828, Northing - 167735

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached single-storey annexe with dual-pitched roof finished in red Redland 49 tiles and a small flat roof section finished with single-ply felt, incorporating rendered external walls in magnolia and white PVCu double glazed windows and doors, following the demolition of a derelict outbuilding.(Retrospective)

Case Officer: Cameron Young

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 252260. 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 **20 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	252260
Address:	Rivendell, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	Householder application for the proposed erection of a detached single-storey annexe with dual-pitched roof finished in red Redland 49 tiles and a small flat roof section finished with single-ply felt, incorporating rendered external walls in magnolia and white PVCu double glazed windows and doors, following the demolition of a derelict outbuilding.(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

The existing access and level of parking is considered acceptable to serve the proposed annexe accommodation. Highways recommend that the annexe is retained ancillary to the main dwelling in the future.

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:	30/9/25	Signed:	AC
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