

Wokingham Borough Council
Development Management & Compliance
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

9th January 2026

Consultation Response

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

REFERENCE: 26/00004/OBS/OBSZ

YOUR REF:

DESCRIPTION: Request for observation for application for a certificate of existing lawful development for 2 no. outbuildings consisting of a garden room (Outbuilding A) and a garden kitchen (Outbuilding B).

LOCATION: 35 Old Wokingham Road Crowthorne Berkshire RG45 6SS

CASE OFFICER: Kevin Lloyd Jones, direct line 01344 351602

I refer to your consultation on the above application received on 31st December 2025. My comments are;

01. PROPOSAL

A request from Wokingham Borough Council has been received for observations on an application for a certificate of existing lawful development for 2 no. outbuildings consisting of a garden room and a garden kitchen at the above named property

The site is to the west of Old Wokingham Road. The boundary of Wokingham Borough Council and Bracknell Forest Council lies at the front boundary of the property. The site being wholly located within Wokingham Borough. The area to the front of the site that falls within BFC's boundary is designated countryside.

ASSESSMENT

This application is made against Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Bracknell Forest Council is content for the Planning Officer to make their assessment based on the stipulations set out in the Order. The Council has no objection to the scheme otherwise.

RECOMMENDATION

Bracknell Forest Council has no objection to the development, provided that the stipulations sets out in Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) are complied with.

Should you wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully

Kevin Lloyd Jones

Planning Officer
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Direct Line 01344 351602

PLACE DIRECTORATE

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