

PLANNING STATEMENT ADDENDUM

Kingsbridge Farm, Lambs Lane, Swallowfield, RG7 1JE

Planning Application: 260674

March 2026

1. Introduction

This addendum has been prepared to accompany the previously submitted Planning Statement dated 2023. It provides an update in response to comments from Wokingham Borough Council and should be read alongside the original Planning Statement, which remains relevant except where superseded by this document.

2. Updated Planning History

Since the preparation of the original Planning Statement (2023), additional planning permissions have been granted on the site. These are summarised below:

- 1 Planning permission granted in May 2023 for a detached single-storey dwelling (smaller bungalow scheme).
- 2 Planning permission granted in December 2023 for a larger dwelling including a detached garage.
- 3 Earlier Class Q approval (ref: 210301) for conversion of the poultry building remains part of the site's planning context.

3. Clarification of Current Proposal

The current application relates solely to the renewal and implementation of the earlier May 2023 permission for the smaller bungalow scheme. The later December 2023 permission for a larger dwelling and detached garage does not form part of this application and is not being pursued at this stage.

4. Garage Element

The previously approved larger scheme included a detached garage. This element is not included in the current proposal, which is limited to the smaller bungalow scheme only.

5. Status of Original Planning Statement

The Planning Statement dated 2023 remains valid in its assessment of site context, policy considerations, and planning balance. This addendum provides clarification of planning history and confirms the scope of the current proposal.

6. Conclusion

This addendum addresses the Council's comments regarding the need to reflect the most recent planning history and clarify the proposal. It confirms that the application relates only to the smaller bungalow scheme originally approved in May 2023. The planning merits of the proposal remain as set out in the original Planning Statement.