

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	261507
Site Address:	Brook Farm, Beech Hill Road, Spencers Wood, Reading, RG7 1HX
Expiry Date:	16 July 2026
Proposal: Consultation from West Berkshire District Council for an extension to existing agricultural building.	

CONSULTATION RESPONSES

Parish/Town Council	Shinfield Parish Council - No objections
Internal	WBC Highways – No objections/comments WBC Drainage – Request further drainage information

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

Following the appraisal of the application it is considered that the Local Planning Authority would not raise any objection to the proposal.

The proposals consist of a modest extension to an existing agricultural building (retrospective), located approximately 23 metres south of Wokingham's administrative boundaries. There are no highway safety, heritage, ecological or neighbouring amenity concerns associated with a development of this scale, nor would its erection blur the administrative boundaries shared between Wokingham and West Berkshire.

WBC Drainage raise no objections to the proposals, but request that any future approval is accompanied by a condition requiring the submission of a detailed drainage strategy. The LPA trust that West Berkshire Council will assess the necessity of these condition details as part of the determination process.

Date:	15 July 2026
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**Recommendation
agreed by:
(Authorised Officer)**

JMM

Date:	15 July 2026
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