

Date: 22 July 2026
Application: 261693



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: 261693

Applicant: Dr Gilholm

Site Address: 4 Beehive Cottages, Trowes Lane, Swallowfield, Wokingham, RG7 1RP

Parish: Swallowfield

Grid Reference: Easting - 472939, Northing - 163659

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey rear extension.

Case Officer: Anna Valentine

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 261693. 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 **12 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SC]		
Service	WBC Highways	App No:	261693
Address:	4 Beehive Cottages, Trowes Lane, Swallowfield, Wokingham, RG7 1RP.		
Proposal:	Householder application for the proposed erection of a single storey rear extension.		
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

General

This application is for the proposed erection of a single storey rear extension. This increases the numbers of habitable rooms from 4 to 5.

Parking

WBC standards require 2 parking spaces for a dwelling of such scale, and 2 parking spaces are expected to be provided. The parking spaces are required to be 2.5m x 5.0m.

The applicant has to provide a plan showing spaces two parking spaces of 2.5m x 5.0m within the red line by utilising the existing dropped crossing. The applicant will likely have to demolish part of the existing timber shed, or to convert part of the front garden into hardstanding for additional parking space.

If modification of access will be required to facilitate manoeuvring, separate consent will be required from the Traffic Management team for the proposed width and location of the new dropped crossing.

Cycle Parking

The proposed development would not impact the existing cycle parking arrangement which is accommodated within the existing shed.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this

development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:

6/8/26

Signed:

JP [SC]