



Development Control

Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG10 1BN

8 January 2026
Ref. 2526-L01B

Dear Development Control,

Planning and Heritage Statement

Cabin Outbuilding Installation at Brook Farm, Barkham Street, Barkham

We have submitted a planning application regarding a new cabin outbuilding, on the above site. The site is situated within Brook Farm located halfway down Barkham Street, where there is a pocket of buildings, surrounded by fields. The site within Brook Farm, is close to the farmhouse, which are all set back from the street frontage of Barkham Street, which bounds the western boundary. The surrounding buildings on the site, include the stables, to the northeast and farm sheds to the east. There are residential homes directly located to the south of the site. There is a timber fence that separates the nursery from the farm and neighbouring properties.

The site area is approx. 732sqm.

The site is within the countryside and Barkham Church and Manor Area of Special Character (ASC), although no listed buildings are on or adjacent to the site. The council's assessment of the ASC, notes the wider setting of farmland, and the stables at Brook Farm. The proposal is set away from both the open farmland and the stables, creating little to no impact. The existing cabins are timber clad with a countryside log cabin style, set within the external amenity spaces for the children to play. These buildings and garden area have been used as a day nursery for 10 years and recently granted approval for change of use to class E(f) nursery ref: 251824. Prior to this, the land formed part of the farmhouse, but has been used for childcare / day nursery for the past 21 years.

The proposal is for a timber clad countryside log cabin style, 50sqm cabin, 2.6m in height, matching the existing buildings. Located next to the existing cabins along the southern boundary, it is set back from the road frontage, and in line with the existing buildings. There is an existing 2m high fence to the southern boundary, with the top of the cabin being seen, this elevation is painted brown, to be in keeping with the surroundings.

The new cabin is suitably sized to provide the additional space to support the nursery and new government policies, without taking up too much external amenity space for play. The overall height of the cabin is to ensure any impact on the surroundings is minimal and in keeping.

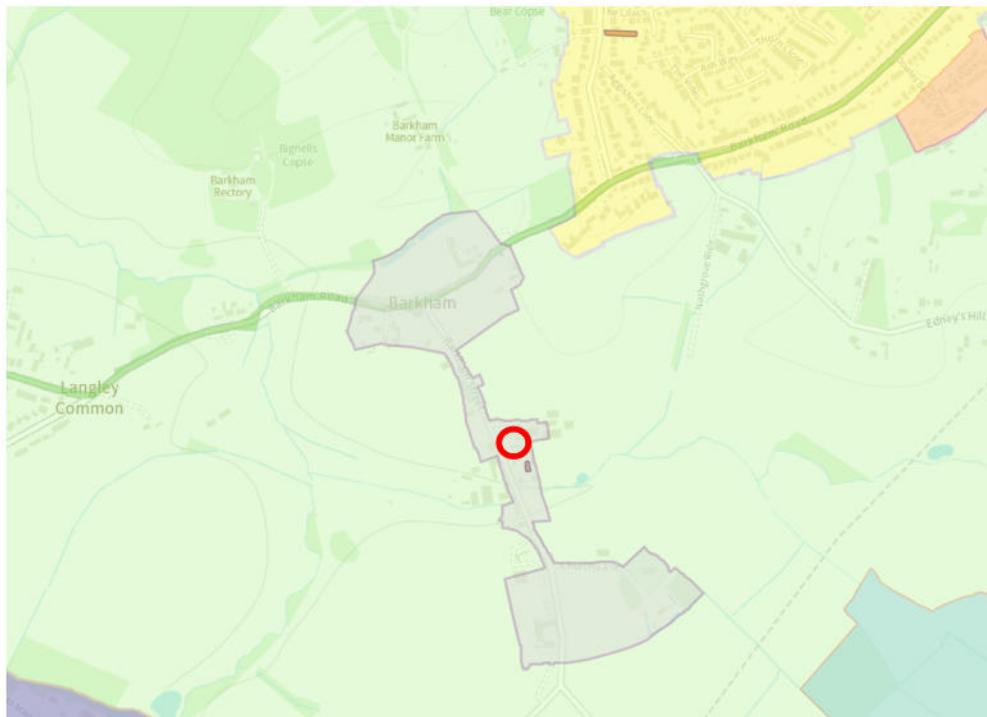


The new cabin will be used for the sole purpose of providing additional space within the existing nursery established at the above address. This building has been erected following the issue of an 'Expansion of the Free Entitlement - Capital Grant', from the Department of Education and Wokingham Borough Council.

The government funded additional hours for childcare came into force in September 2025, and although work started on the cabin earlier this year, it is proposed to be used by January 2026. This building will assist with additional hours being sort by existing clients, as well as offering some additional spaces to new clients, continuing to support the local community.

The hours the nursery is open are not proposed to be altered and the additional spaces created, will not significantly affect the parking layout. Please see the parking drawing for more details.

Extract of Wokingham Council's Policy Map



I trust this information is of assistance to support the planning application and if you have any queries, please do not hesitate to contact me.

Yours Sincerely



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