

Date: 8 January 2026
Application: 253134



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 253134

Applicant: Mrs Chard

Site Address: Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PH

Parish: Barkham

Grid Reference: Easting - 478141, Northing - 166674

Type of Development: Minor All other developments

Proposal: Full application for the erection of 1 no. outbuilding for Class E nursery use.
(Retrospective)

Case Officer: Rowan Reynolds

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 253134. 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 **29 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	253134
Address:	Brook Farm, Barkham Street, Barkham, Wokingham, RG40 4PH.		
Proposal:	Full application for the erection of 1 no. outbuilding for Class E nursery use. (Retrospective)		
Type of Development:	Minor All other developments		
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

The site is in relation to an approved certificate of lawfulness (Ref. 251824) for Use Class E(f). This proposal is to erect an ancillary outbuilding to provide additional floorspace of 48m² for the existing nursery.

The application form confirms that there is no impact on the access, staff numbers, parking and provisions.

The applicant is required to confirm if there are proposed changes in the pupil numbers and operating hours. Subject to no proposed changes in the pupil numbers and operating hours, the Highways have no objection to the proposed ancillary outbuilding.

Shall the school operations change in this proposal or in the future which will affect the pupil and staff numbers, the parking and cycling provisions will have to be reviewed.

Conditions & Reasons (if required)

Date:	20/1/2026	Signed:	JP
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