



WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Sonning Dene"/>
Address line 1	<input type="text" value="Pearson Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Sonning"/>
Postcode	<input type="text" value="RG4 6UH"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="475883"/>
Northing (y)	<input type="text" value="175420"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr & Mrs"/>
First name	<input type="text" value="T"/>
Surname	<input type="text" value="Mills"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Sonning Dene, Pearson Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Sonning"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	RG4 6UH
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	Mr
First name	David
Surname	Watsham
Company name	Jigsaw Complete Building Projects
Address line 1	4
Address line 2	Whites Orchard
Address line 3	Blewbury
Town/city	DIDCOT
Country	
Postcode	OX11 9NQ
Primary number	01235884994
Secondary number	
Fax number	
Email	reachus@jigsawcbp.com

4. Description of Proposed Works

Please describe the proposed works:

The proposed development consists of: a single storey rear extension, a covered entrance porch to side elevation, a storey and a half garage building, demolition of the existing high wall fronting the highway and its replacement with a high timber fence and access gates, continuation of the existing brick wall that forms the boundary treatment with the highway at the Eastern end of the site at a low level in place of the existing picket fence, stripping and replacement of the tiles on the main dwelling roof, repair/renewal and maintenance of the rendered panels and timber on the front elevation, three new windows in the rear elevation to match existing, re-pitching of roof over existing rear projection.

Has the work already been started without planning permission?

Yes No

5. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

5. Materials

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	rendered to match existing

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	plain tiles to match existing and copper standing seam metal roof design to dull to russet red colour similar to plain tiles

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	match existing

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	match existing

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	extend existing red brick wall to front of property at low level, replace existing high painted brick wall with high timber fence and access gates.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Replace existing York paving with water permeable granite setts

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

26041802_Sonningdene_ProposedPlans_A2_v3a
TM006_Sonningdene_DesignStatement_v1

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

26041802_Sonningdene_ProposedPlans_A2_v3a

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

Existing parking is available for small to medium sized cars on a strip of hardstanding adjoining the highway, and in the existing garage, all of which requires use of reverse gear either to access or egress the site. In addition there is an existing high boundary wall the restricts visibility down Pearson Road to the West. The existing garage is too small for modern cars.
New parking arrangements are proposed as follows: 3 new covered parking spaces and a turning area within the site, a large area of hardstanding in front of the proposed development all utilising the existing access, albeit with a new set of double gates.

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
- The agent

Title

12. Ownership Certificates and Agricultural Land Declaration

First name	<input type="text" value="David"/>
Surname	<input type="text" value="Watsham"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="15/10/2018"/>

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)	<input type="text" value="15/10/2018"/>
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