



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Oakwood Centre, Woodley Town Council Office

Address Line 1

Headley Road

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 4JZ

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

Easting (x)

476226

Northing (y)

173355

Description

Applicant Details

Name/Company

Title

Mr

First name

Kevin

Surname

Murray

Company Name

Woodley Town Council

Address

Address line 1

Woodley Town Council

Address line 2

The Oakwood Centre

Address line 3

Headley Road

Town/City

Woodley

County

Berkshire

Country

United kingdom

Postcode

RG5 4JZ

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

To the front of the Oakwood centre community hub is our cafe and outside seating area which is covered by 2 large awning umbrellas, we are looking at installing a free standing aluminium pergola covering the same footprint of existing use and keeping the use the same. Pergola is only bolted to concrete 1ft square at legs. There are 2 drainage points to the flooring already serving the existing use and these will continued to be kept in place and serve the pergola as per the existing use. The pergola is just to update to a more modern comfortable area for outside seating to serve the local community. The area of the pergola is 10m x 7m x 2.5m which is also our current use so footprint does not change.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use have been in place since the community building was built in 2003 and no alteration to the existing building or use is being carried out. The footprint of the current use will also remain the same.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

N/A

Select the use class that relates to the existing or last use.

F2 - Local community

Information about the proposed use(s)

Select the use class that relates to the proposed use.

F2 - Local community

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposal to fit a pergola is just to update and modernise the current seating area which currently has 2 large awning umbrellas to sit under which serves the existing cafe, community building, theatre and is a focal point to local residents. We believe the the proposal falls within the limits set out under part 12 class A of the town and country planning general permitted development order 2015 and that the pergola is intended to serve the community centre, a recognised local authority function and provided that there are no specific article 4 directions or other planning constraints affecting the site, the structure appears to benefit from permitted development rights under part 12 class A

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?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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.

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?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Woodley Town Council Woodley Town Council

Date

01/08/2025