



**WOKINGHAM  
BOROUGH COUNCIL**

Wokingham Borough Council  
Planning Services  
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Wokingham, Berkshire  
RG40 1WR  
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## Application for Planning Permission

### 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

David

Surname

Domanski

Company Name

### Address

Address line 1

50 Heathermount Drive

Address line 2

Address line 3

Town/City

Crowthorne

County

Country

United Kingdom

Postcode

RG45 6HN

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Retrospective application for the retention and continued use of an existing single-storey side extension (approx. 18.1 m<sup>2</sup>) at 50 Heathermount Drive. Built between November 2024 and July 2025 as ancillary domestic space, it was later adapted for a small-scale home-based business: The Nodding Donkey Artisan Distillery Ltd, trading as Domaské Gin.

The detached property lies in a residential area. The extension, built on the gable end, matches the existing house in brick, roofline, and finish. Its flat roof aligns with the garage roof to maintain continuity and minimal visual change. An existing side window was removed and the opening closed using matching materials. The internal height is below 2.5 m. The extension has its own access, a small sink linked to the domestic foul system, and an independent 3-phase electrical supply certified by a qualified electrician.

The business rectifies and compounds pre-distilled neutral grain spirit (NGS) supplied by a licensed UK wholesaler to produce premium gin. The process does not generate alcohol, use gas or combustion, or require flues or external plant. Production is small-batch (approx. 200 litres per run, every two to four months), fully electric, and contained within the extension.

Equipment includes a 250-litre Kothe copper still, functioning as a sealed electric water bath, a tabletop bottling machine, and hand-labelling tools. Ventilation and humidity are controlled with wall vents and a dehumidifier. There is no noise, odour, or emission.

No hazardous or trade waste is produced. Waste is limited to recyclable packaging and spent botanicals, disposed of through the Wokingham Borough Council collection service. Deliveries are infrequent, roughly every two to four months for NGS and less often for bottles or packaging. Courier collections for online sales are similar to normal residential deliveries.

There is no public access, retail trade, or visitors. All products are shipped via licensed couriers such as Royal Mail and ParcelForce, both of which operate Challenge 25 age-verification procedures.

The property remains mainly residential. The business occupies 3.1% of the 583 m<sup>2</sup> plot and has no effect on parking, amenity, or the area's residential character.

The directors, David and Caroline Domanski, both hold personal alcohol licences and qualifications in HACCP, TACCP, VACCP, IOSH Managing Safely, Fire Risk Assessment, and Food Hygiene. The business is registered with HMRC, holds a Premises Licence, and has submitted a Food Business Registration. An AWRS application will follow planning approval.

The adaptation began on 25 November 2024 and finished on 22 July 2025, following electrical certification. Although licensed, no production has started pending planning approval to ensure full compliance.

The proposal seeks to regularise this small, low-impact business within a residential setting. It operates quietly, safely, and without altering the character or amenity of the area.

Has the work or change of use already started?

- Yes  
 No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

25/11/2024

Has the work or change of use been completed?

- Yes  
 No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

22/07/2025

## Existing Use

Please describe the current use of the site

The site is a detached residential property with an attached single-storey side extension built in 2024–25. The main dwelling remains in full residential use by the owners. The side extension, occupying approximately 18.1 m<sup>2</sup>, has been adapted for a small-scale home business operated by the resident directors of The Nodding Donkey Artisan Distillery Ltd, trading as Domaské Gin.

The business involves the rectifying and compounding of pre-distilled neutral grain spirit with botanicals to produce gin. No alcohol is distilled or manufactured from raw materials, and all work is contained within the extension. The activity is low-impact, electric-powered, and comparable in intensity to a domestic workshop or studio.

There are no hazardous materials, no trade effluent, and no risk of contamination. The land has no history of industrial or commercial use that could indicate previous contamination, and the site is not located near any known contaminated land.

The property remains primarily residential in character, with the business occupying 3.1% of the total plot area.

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

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

**Type:**

Walls

**Existing materials and finishes:**

Multi-stock buff brick in yellow, brown, and soft red tones (London Stock style). Traditional cavity wall with matching mortar colour. Consistent with the main dwelling and adjoining garage.

**Proposed materials and finishes:**

Multi-stock buff brick to match existing (London Stock style), using identical tone and mortar profile. Constructed as a double-cavity wall with full insulation. Brick bond and colour blend designed to appear seamless with the host property.

**Type:**

Roof

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Flat roof mirroring the current garage roofline. High-performance EPDM membrane, insulated deck with fire-rated internal lining (Part B compliant). Designed for minimal visual impact and consistent appearance.

**Type:**

Windows

**Existing materials and finishes:**

None

**Proposed materials and finishes:**

Flat rooflight, 1m x 3m triple-glazed unit with self-clean, UV-protected, and toughened glass. Frameless design with centre U-value 0.9 W/m<sup>2</sup>K. Black warm-edge spacer bars, argon-filled cavity, and clear glass finish.

**Type:**

Doors

**Existing materials and finishes:**

Main house door and garage door in RAL 7016 Anthracite Grey, smooth panelled finish.

**Proposed materials and finishes:**

Front access (side extension): Teckentrup steel double-leaf door, smooth centre-rib panels, insulated, RAL 7016 Anthracite Grey, Glutz 3-point lock, stainless-steel handle, and UAP 1500 mm pull bar. Matches garage door colour and design for visual unity. Rear access (side extension - concealed courtyard): Marlin Windows aluminium French doors (Q21198), RAL 9005 Black, argon-filled toughened glass, multi-point lock, trickle vents (Part F), 150 mm aluminium cill, compliant with Part L thermal standards.

**Type:**

Other

**Other (please specify):**

Access and external lighting

**Existing materials and finishes:**

Block paved driveway and access remain unchanged. No external lighting fixtures beyond existing dwelling.

**Proposed materials and finishes:**

No change to vehicle access, hard standing, or external lighting.

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

References:

- Location Plan (Scale 1:1250)
- Site Plan (Scale 1:500)
- Existing and Proposed Floor Plans (Scale 1:100)
- Existing and Proposed Elevations (Scale 1:100)
- Design and Access Statement – included within application text (Description of Proposal, Existing Use, and Materials sections)

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

**Vehicle Type:**

Cars

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

**Vehicle Type:**

Light goods vehicles / Public carrier vehicles

**Existing number of spaces:**

1

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

0

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

Yes

No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Retrospective planning permission

**Please justify the reason why biodiversity net gain does not apply:**

The proposal seeks retrospective planning permission for a small single-storey side extension (18.1 m<sup>2</sup>) within the residential curtilage of an existing dwelling. The extension is already complete and houses a low-impact home-based business. Although the extension constitutes new built form, it was constructed on existing hardstanding with no removal of soft landscaping, trees, or habitats. The development did not alter ground levels, drainage, or boundary vegetation. All activity takes place indoors, and there are no emissions, external plant, or waste by-products. The residential garden and surrounding environment remain unchanged. Evidence: The structure already exists as shown in the accompanying plans. No vegetation loss or soil disturbance occurred. The footprint lies entirely within previously developed domestic land. The proposal has no measurable impact on biodiversity and therefore falls outside the scope of the biodiversity net gain requirement.

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Existing foul drainage system shared with main dwelling. The distillery's single hand-wash sink connects to the same domestic foul line serving the kitchen. No new connections or additional discharge points created.

Plan reference: NDAD-FP-02 (Proposed Floor Plan – 1:100)

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Yes. Waste is stored beside the main dwelling in sealed bins located near the driveway for easy access by the local collection service. The storage area is shown on plan NDAD-FP-02 (Proposed Floor Plan – 1:100).

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

Recyclable materials such as cardboard and paper packaging are separated from general waste and placed in the council's blue-lidded recycling bins for bi-weekly collection.

Waste volumes are minimal and comparable to normal domestic use. Should volumes increase, a commercial recycling service will be arranged in line with council requirements.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

### Use Class:

Other (Please specify)

### Other (Please specify):

All production, packaging, and storage take place within this space - no retail or customer access.

### Existing gross internal floorspace (square metres) (a):

0

### Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

### Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

15.5

### Net additional gross internal floorspace following development (square metres) (d = c - a):

15.5

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	15.5	15.5

**Tradable floor area**

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

**Loss or gain of rooms**

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

Yes

No

**Employment**

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

**Existing Employees**

Please complete the following information regarding existing employees:

Full-time

0

Part-time

2

Total full-time equivalent

1.00

**Proposed Employees**

If known, please complete the following information regarding proposed employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

**Hours of Opening**

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

Other (Please specify)

**Other (Please specify):**

Small-scale craft gin rectifying, bottling, and online dispatch (no public access)

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

17:00

**Saturday:**

**Start Time:**

**End Time:**

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

**Use Class:**

B8 - Storage or distribution

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

17:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

17:00

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposed business involves small-scale rectifying and compounding of neutral grain spirit (NGS) to produce craft gin products under the trading name Domaské Gin. The activity takes place within a 18.1 m<sup>2</sup> single-storey side extension built to domestic standards and connected to the main dwelling.

The process does not involve industrial distillation or large-scale production. Neutral grain spirit is purchased in modest quantities (around 200 litres per production run, typically every 2–4 months) from a fully licensed UK AWRS supplier. The spirit is rectified by blending with selected botanicals and water to create gin. This changes the flavour profile but does not generate alcohol from raw materials.

For certain products such as sloe or pomegranate gin, cold compounding is used — a simple steeping and filtration process carried out at room temperature with no heating, combustion, or chemical reaction.

The only installed equipment is a 250-litre Kothe still, which functions as a controlled water bath for gentle heating and vapour condensation during rectifying. It operates quietly, produces no emissions, and is powered through a standard three-phase electrical supply. There are no gas connections, flues, or external plant.

Bottling is completed by hand using a small electric tabletop filling machine. Labelling, sealing, and packing are manual tasks carried out within the same space.

Ventilation and humidity control are managed through domestic-grade front and rear wall vents and a standalone dehumidifier. These operate quietly and ensure consistent air quality within the workspace.

All production, packaging, and storage are confined to the side extension. The main house is used only for administrative tasks such as order processing and bookkeeping. The garage is not used for any aspect of production or alcohol storage.

Deliveries and collections are infrequent — typically every two months for neutral grain spirit and less frequently for bottles, labels, or packaging. Courier collections are comparable to standard residential deliveries.

Waste is minimal and limited to recyclable packaging materials and small quantities of spent botanicals. No trade effluent, hazardous waste, or by-products are generated. All waste is handled through the standard council collection service or through a licensed commercial waste contractor if required.

The operation is managed solely by the two company directors, who both hold relevant professional, hygiene, and safety qualifications (including HACCP, TACCP, VACCP, IOSH, PAT Testing, Fire Safety, and Food Hygiene). No other staff are employed, and there is no public access to the site.

Overall, the nature of the business is consistent with a low-impact, small-scale, home-based craft operation. It does not create noise, odour, or visual changes that would alter the residential character of the property or surrounding area.

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

RFS 2025 090756 50 Heathermount Drive, Crowthorne

Date (must be pre-application submission)

03/11/2025

Details of the pre-application advice received

Informal pre-application advice received from Ms Claire Moore, Planning Officer (Development Management, Wokingham Borough Council) via email and telephone correspondence during October–November 2025. Ms Moore confirmed that planning permission is required for a change of use to mixed residential and business, and for the retrospective approval of the single-storey side extension. The correspondence also outlined that the application will be determined without prejudice.

## 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

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

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

Mr

First Name

David

Surname

Domanski

Declaration Date

03/12/2025

Declaration made

## Declaration

I/We hereby apply for Full planning permission 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

David Domanski

Date

04/12/2025