



**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	11
Suffix	
Property Name	
Address Line 1	Grazeley Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Three Mile Cross
Postcode	RG7 1BL

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

Easting (x)	Northing (y)
471430	167778

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Deane

Company Name

Address

Address line 1

11 Grazeley Road

Address line 2

Three Mile Cross

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG7 1BL

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)

THE EXISTING SHED IS TO BE REMOVED TO ENABLE THE ERECTION OF A GARDEN PLAY ROOM TO HOUSE POOL/BILLIARDS TABLE. THE INTERNAL DIMENSIONS ARE 6 METRES WIDE BY 5 METRES IN DEPTH. THE TOTAL EAVES HEIGHT WILL BE 2.5 METRES FROM GROUND LEVEL AND THE TOTAL HEIGHT INCLUDING PENT ROOF LESS THAN 3 METRES AT ITS HIGHEST POINT. THE BUILDING WILL BE LOCATED 2.1 METRES FROM THE NORTH, WEST AND EAST BOUNDARIES, AND 44 METRES FROM THE SOUTH BOUNDARY (26 METRES FROM THE HOUSE) - THE ADDITION OF THIS OUTBUILDING WILL NOT EXCEED MORE THAN 50% OF THE ORIGINAL LAND AROUND THE HOUSE. THE LOCATION IS CONSIDERED AS THE REAR GARDEN AND NOT THE PRINCIPLE ELEVATION OR SIDE. THE BUILDINGS PURPOSE IS TO ROOM A POOL/BILLIARDS TABLE AND PLAY ROOM FOR OCCASIONAL USE. IT WILL NOT BE USED FOR OVERNIGHT ACCOMODATION OR SELF-CONTAINED LIVING. THE BUILDING WILL BE BUILT ON A CONCRETE SLAB WITH TIMBER FRAMING. THE BUILDING WILL BE INSULATED USING PIR, WITH PLASTERBOARD INTERNALL WALLS AND CEILING, AND WOOD CLADDING EXTERNALLY. THE PENT ROOF WILL BE BASED ON A WARM ROOF DESIGN WITH EPDM COVERING. THE BUILDING WILL USE STANDARD GUTTERING FEEDING INTO WATER BUTTS FOR SUSTAINABLE USE.

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 proposed location of my outbuilding is in my garden. the erection of the outbuilding will replace an existing shed which i believe is considered class e.

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

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

Other

Other (please specify)

Class E - Garden and Shed

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Class E - Outbuilding to host a pool/billiards table

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

The building will be erected and built in line with permitted development rules. The use of the outbuilding will also follow the rules stated under permitted development.

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

Christopher Deane

Date

02/08/2024