



**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 (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

17

Suffix

Property Name

Address Line 1

Wilderness Road

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 7RU

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

Easting (x)

474396

Northing (y)

171822

Description

Applicant Details

Name/Company

Title

Mr

First name

Vaseem

Surname

Qureshi

Company Name

Address

Address line 1

17 Wilderness Road

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 7RU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of existing conservatory at rear. Two storey rear and single storey rear and side extensions, first floor side extension to north side, and associated alterations

Has the work already been started without consent?

- ☐ 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:

Red facing brickwork with red/brown plain tile hanging to upper part of bay window.

Proposed materials and finishes:

Red facing brickwork to match existing

Type:

Roof

Existing materials and finishes:

Dark brown plain tile roofing

Proposed materials and finishes:

Dark brown plain tile roofing to main roof areas to match existing. Interlocking plain tile roofing to single storey extensions, colour to match existing.

Type:

Windows

Existing materials and finishes:

White UPVC framed windows

Proposed materials and finishes:

White UPVC framed windows to match existing

Type:

Doors

Existing materials and finishes:

White UPVC framed glazed doors and panelled entrance door.

Proposed materials and finishes:

White UPVC framed glazed doors to match existing with white PPC aluminium framed bifold glazed doors to rear

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber close boarded fences to the rear and north side at front, brick and railing wall to front and 2000mm hedge to south side front

Proposed materials and finishes:

Timber close boarded fences to the rear and north side at front, brick and railing wall to front and 2000mm hedge to south side front - no change

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel drive and hardstanding

Proposed materials and finishes:

Gravel drive and hardstanding - no change

Type:

Lighting

Existing materials and finishes:

Low energy external lighting

Proposed materials and finishes:

Low energy external lighting to match existing

Type:

Other

Other (please specify):

Gutters and fascias

Existing materials and finishes:

Black UPVC gutters and downpipes. Black painted timber fascias, soffits and bargeboards

Proposed materials and finishes:

Black UPVC gutters and downpipes. Black UPVC fascias, soffits and bargeboards all to match existing

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

1577.01: Location and Block Plans

1577.02: Existing Floor Plans

1577.03: Existing Roof Plan

1577.04: Existing Elevations

1577.05: Proposed Ground Floor Plan

1577.06: Proposed First Floor Plan

1577.07: Proposed Roof Plan

1577.08: Proposed Elevations Sheet 1

1577.09: Proposed Elevations Sheet 2

1577.10: Proposed Site Plan

1577.DOC.10: CIL Additional Information

Bat Emergence Survey R2707BE a - 17 Wilderness Road, Earley

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

242454 17 Wilderness Road WITHOUT PREJUDICE

Date (must be pre-application submission)

27/01/2025

Details of the pre-application advice received

Thank you for sending the revised plans through. Without prejudice, I have reviewed them, and it appears that the previous reason for concern, that being the impact on no. 19 Wilderness Road, has been overcome with the amended proposal. The proposed two storey extensions to the rear are now set in from the side boundaries, so that they do not cause negative loss of light upon the adjoining neighbouring dwellings.

Notwithstanding, I recommend that for the resubmission, you show on the floor plans the 45 degree line from the extensions with regard to the neighbouring habitable rooms, as it would help the case officer in their assessment.

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

Vaseem

Surname

Qureshi

Declaration Date

12/06/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder 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

Ian Hunt

Date

12/06/2025