



**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	Labana Nursery
Address Line 1	Doles Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Barkham
Postcode	RG41 4DZ

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

Easting (x)	Northing (y)
479586	167121

Description

Applicant Details

Name/Company

Title

Mr

First name

Inderjit

Surname

Labana

Company Name

Address

Address line 1

Labana Nursery Doles Lane

Address line 2

Address line 3

Town/City

Wokingham

County

Berkshire

Country

GB

Postcode

RG41 4DZ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant 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)

I want to build a free standing carport next to my garage. It will have eaves height of 2.2m, a pitch roof (felt) and a ridge height of less than 4m. I need this as I need to keep my car under cover. I find it very difficult to get in the car while it is parked in the garage. I [REDACTED] need to open the door fully while getting in and out. The car port will be next to the garage at the rear of the property and over 8m from the boundary.

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

This is an existing dwelling with associated residential garden/grounds and domestic access/parking area. The house has been here since 1992 and I have lawfully lived here since then. The last application for any type of planning was for the Lawful Development Certificate that was approved on 6th of June 2017, planning application number 170897. This was for a mobile home to be placed within the grounds [REDACTED]

The current application is for the erection of a carport that will allow me to park my car where I can open the doors without any restriction (an issue if I try and park in the garage). [REDACTED] The carport will be next to the garage but free standing, at the rear of the property, on current hard standing in-front of the garage. It will be a minimum of 8 meters from the nearest boundary.

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

Application for a certificate of lawful existing use for the removal of the Agricultural Occupancy Condition 5 of Planning Consent 36338, was approved on 10th August 2012, Planning Number 120472.

The last planning permission for Lawful Development Certificate for a mobile home was granted in June 2017, application No: 170897.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Carport such that I can park car under shelter and open doors fully. I am registered disabled.

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

Application for a Lawful Development Certificate for the proposed erection of a detached domestic car port within the residential curtilage of the house. The proposed car port would measure approximately 6.0m by 9.5m. It would have a dual-pitched roof with a maximum ridge height of 3.6m and eaves height not exceeding 2.2m. The structure would be open-sided, freestanding, located to the rear of the dwelling, on the hard standing in front of the garage, and at least 8m from the nearest site boundary. It would be used only for private domestic parking incidental to the enjoyment of the house.

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

Inderjit Labana

Date

27/05/2026