



**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

403

Suffix

A

Property Name

Address Line 1

Wokingham Road

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 7EJ

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

Easting (x)

475983

Northing (y)

171619

Description

Applicant Details

Name/Company

Title

Mr

First name

Aravind Chakravarthy

Surname

Mavalli Sridharan

Company Name

Address

Address line 1

403a Wokingham road

Address line 2

Earley

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG67EJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

To construct a vehicle crossover by lowering the kerb outside 403A Wokingham Road, Reading, RG67EJ to provide vehicular access to the property. The work will involve removing and lowering kerb stones, reconstructing the footway, and reinstating the pavement to council standards.

By submitting this application, we are seeking permission to install a dropped kerb at the front of our property.

The primary reason for this request relates to the health circumstances of the property owner, Aravind, who has previously undergone open-heart surgery. Being able to park directly at the front of the property would significantly improve accessibility for him, particularly when entering and exiting the property and when carrying shopping, luggage, or other items. At present, the absence of front-of-property parking is causing considerable difficulty.

In addition, we are planning to purchase an electric vehicle in the near future. The only feasible location for an electrical charging point is at the front of the property, and the proposed kerb drop would facilitate this. This would also support wider environmental objectives by enabling the use of an electric vehicle and contributing to sustainability initiatives.

We would also like to note that several properties directly opposite our building already benefit from similar front access arrangements, with dropped kerbs in place.

In light of the above, we respectfully request that you consider our application favourably and grant permission for the kerb to be dropped.

Please let us know if you require any further information or clarification.

We have attached photos of the front of the property in the next section, for your reference.

Has the work already been started without consent?

☐ Yes

☒ No

Materials

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

☐ Yes

☒ No

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

We have provided the site plan/block plan, location plan and photos of the front of the property as discussed with your team via email. The proposed works are straightforward and do not involve any structural alterations to the property, so no other drawings have been uploaded. This has again been discussed with your team (email copy is attached in the next section).

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

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

Aravind Chakravarthy

Surname

Mavalli Sridharan

Declaration Date

01/04/2026

☒ 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

Nagalakshmi Narasinga Rao

Date

01/04/2026

Amendments Summary

As per request from your team, we have uploaded

- 1) Site/Block plan, Location and Parking plan
- 2) CIL form with the correct applicant name
- 3) Changed the applicant details from Nagalakshmi Narasinga Rao (wife) to Aravind Chakravarthy Mavalli Sridharan (husband)

Kindly note I am unable to change the signature in the below application declaration. Hence, I have submitted with my wife's signature.