

**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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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

26

Suffix

Property Name

Address Line 1

Armstrong Way

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 4NW

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

Easting (x)

477359

Northing (y)

173157

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

This retrospective application seeks planning permission to retain a boundary fence and associated alterations to the existing retaining-wall area at 26 Armstrong Way, Woodley RG5 4NW

The works were undertaken in good faith as part of improving the property's only usable private outdoor space. The fence provides privacy, security and a clearer boundary treatment to the garden area. It is located entirely within the applicant's property boundary.

The associated retaining-wall and sleeper works provide a safer and more defined means of access to and from the property. They are particularly beneficial when accommodating a regular visitor who is disabled following a stroke and has mobility difficulties. The works provide additional physical support and improved stability when negotiating the change in levels at the entrance, assisting safe ingress and egress.

The application site is at a higher level than the adjoining public footpath. This difference in land levels is material when considering the perceived height and visual effect of the fence from the public realm. While the fence is visible from the footpath, the development has been designed to follow and respond to the existing levels of the site.

The development does not encroach onto the public highway or footpath and does not obstruct pedestrian movement. It is not considered to prejudice visibility for motorists, cyclists or pedestrians, including at any nearby access point or junction. The boundary treatment does not give rise to an unacceptable impact on highway safety.

The works are modest in scale and relate to an existing residential property. They improve the practical use, privacy, security and accessibility of the applicant's outdoor space without causing material harm to the character and appearance of the surrounding area or the amenities of neighbouring occupiers.

The applicant respectfully requests that the Local Planning Authority takes account of the site's raised ground level, the accessibility benefits of the retaining-wall alterations, and the absence of any identified impact on visibility or highway safety when determining this retrospective application.

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

☒ Yes

☐ No

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

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:

Other

Other (please specify):

Fence & Retaining wall

Existing materials and finishes:

Concrete posts and gravel boards. Wooden brown fence, wooden sleepers, and trellis

Proposed materials and finishes:

Concrete posts and gravel boards. Wooden brown fence, wooden sleepers, and trellis

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ 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

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

First Name

Surname

RFS/2026/091557

Date (must be pre-application submission)

21/08/2026

Details of the pre-application advice received

Dear Sophie,

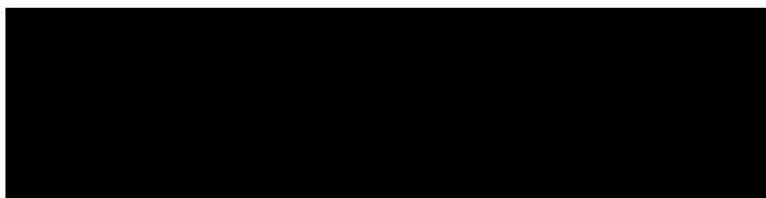
Thank you for your email.

I note the purpose of the works and that any contravention of planning rules was unintentional. A statement outlining the reason for the works can be included as supporting information in any planning application.

I can confirm that you are able to submit a retrospective application to the Planning Portal.

1. As said in the letter, planning permission is required for the fence as Class A of the Second part of the Second schedule of the General Permitted Development Order (2015) outlines that a fence can only be up to 1m in height when adjacent to a highway. Under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, permitted development rights do not include the provision of a veranda, balcony or raised platform. Paragraph I of Part 1 defines a raised platform as a platform having a height greater than 0.3 metres above ground level. Accordingly, a platform exceeding 0.3m in height requires planning permission which would include those in your front garden which measured at approx. 50cm.
2. The fence is adjacent to a highway.
3. There are no article four directions but a thorough history search of your property has not been undertaken to check through all planning conditions that may remove PD rights. This is because the removal of PD rights is not the principal issue here. The issue is that the works do not fall within PD restrictions so would need permission in any case.
4. Retrospective applications are not more expensive. Fees can be calculated here: [Planning Portal](#)
5. Please see Local Validation List
6. I cannot comment on likelihood of approval, but an application would not have been invited if deemed entirely unacceptable.

Kind Regards,



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?
E.g. All the land is owned by a single individual

☒ 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

First Name

Surname

Declaration Date

☒ 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

Sophie Van der herten

Date

01/09/2026