



**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	155
Suffix	
Property Name	
Address Line 1	Barkham Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG41 2RS

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

Easting (x)	Northing (y)
479861	168112

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

Contact Details

Primary number

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 attached garage, conservatory and porch. Remove existing roof over central part of dwelling and extend upwards to create a full height upper storey first floor. Two storey side extension with rooms over new garage, single storey extensions for new entrance porch at front and new kitchen at rear. Remove front dormer to south west elevation and refurbish existing rear dormer. External remodelling including new weatherboard cladding and replacement windows. Associated internal 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:

White render over red facing brick plinth.

Proposed materials and finishes:

White render over red facing brickwork to match existing. New weatherboard cladding, Larch or similar, colour grey.

Type:

Roof

Existing materials and finishes:

Red/brown plain tile roofing

Proposed materials and finishes:

Red/brown plain tile roofing to match existing

Type:

Windows

Existing materials and finishes:

White UPVC framed windows

Proposed materials and finishes:

New VELFAC or similar composite grey PPC aluminium frames over timber internally double glazed windows

Type:

Doors

Existing materials and finishes:

White framed glazed and part glazed doors, with timber panelled entrance door.

Proposed materials and finishes:

Composite panelled entrance door, grey PPC aluminium framed glazed french and bifold doors

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Mix of close boarded timber fences, hedges and shrubs

Proposed materials and finishes:

Mix of close boarded timber fences, hedges and shrubs - no change

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac drive onto block paved hardstanding

Proposed materials and finishes:

Tarmac drive onto block paved hardstanding as existing with minor alterations to suit.

Type:

Lighting

Existing materials and finishes:

Low energy lighting

Proposed materials and finishes:

Low energy lighting

Type:

Other

Other (please specify):

Gutters and fascias

Existing materials and finishes:

Black UPVC gutters and downpipes on white UPVC fascias and soffits, with white UPVC bargeboards

Proposed materials and finishes:

Black UPVC gutters and downpipes on white UPVC fascias and soffits, with white UPVC bargeboards 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

1545.01: Location Plan and Block Plan
1545.02: Existing Ground Floor Plan
1545.03: Existing First Floor Plan
1545.04: Existing Elevations
1545.05: Existing Sections
1545.06: Proposed Ground Floor Plan
1545.07: Proposed First Floor Plan
1545.08: proposed Roof Plan
1545.09: Proposed Elevations Sheet 1
1545.10: Proposed Elevations Sheet 2
1545.11: Proposed Site Plan
1545.DOC.04: Biodiversity Report
1545.DOC.05: CIL Additional Information
Preliminary Bat Roost Assessment
BERS Final Report

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

If Yes, please describe:

Existing dilapidated garage to be demolished and replaced with new large single garage. Otherwise no change, parking for 4 cars on existing hardstanding

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

Ian

Surname

Hunt

Declaration Date

25/02/2025

☒ 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

25/02/2025