



**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

4

Suffix

Property Name

Address Line 1

Lancaster Gardens

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 7PA

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

Easting (x)

474603

Northing (y)

171449

Description

Applicant Details

Name/Company

Title

Mr

First name

Ivar

Surname

James

Company Name

Address

Address line 1

4 Lancaster Gardens

Address line 2

Earley

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG6 7PA

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

Amateur Radio short-wave (or "high frequency") wire antenna and supporting pole.

Pole positioned at end of back garden. Wire antenna attached with cord at one end to pole and at other end with cord to existing TV antenna pole on house. Antenna is green PVC covered copper wire with outside diameter 1.2mm. Cord is black 2mm diameter polyester. Both antenna and cord are very thin so will not be very conspicuous.

Pole is made of glass fibre 38mm diameter and approximately 7m high above ground. It is painted green to blend in with surrounding foliage. Pole is bolted to a concrete post 0.9m high which in turn is concreted into the ground.

There is a Bay tree (evergreen) between the pole and the boundary fence at the end of my garden. This screens most of the pole from my neighbour at 12 Kennedy Gardens. The Bay tree is still growing so will gradually cover more of the pole. Also there is a large Maple tree in the corner of my neighbour's garden which will help to further screen the pole.

The antenna will be used for transmitting radio signals as well as receiving. This means that the antenna length has to be carefully adjusted to the frequency used. It should be as high as possible for maximum transmission efficiency and long distance communication. A co-axial feeder cable connects the centre of the antenna to the radio situated in the garage.

In accordance with my licence, my station complies with the Electromagnetic Fields requirements.

The antenna pole is not a permanent structure. It can easily be lowered for maintenance or can be removed completely in a few minutes if no longer required.

I personally know two Radio Amateurs in the Wokingham Borough who have telescopic masts, one 14.5m high and the other 17m high each with antennas mounted on the top. They both have Planning Permission for them. Planning Application Numbers: 172015 & 991574. My modest pole is less than half the height of those.

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:

Other

Other (please specify):

Radio antenna

Existing materials and finishes:

Proposed materials and finishes:

Glass fibre pole painted green 38mm diameter and 7m high above ground. Green PVC insulated copper wire 1.2mm outside diameter and supporting black polyester cord 2mm diameter. Concrete post with concrete filling in ground to support pole.

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

Antenna elevation drawings.pdf

Artist's Impression of Antenna and Pole.pdf

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Trees are marked on "Antenna elevation drawings.pdf".

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 *****
- Planning Portal Reference: PP-14705684

260639

Date (must be pre-application submission)

07/04/2026

Details of the pre-application advice received

I was advised to carry out my own public consultation which I have done. Evidence of this is given in a separate Statement of Community Involvement document.

Some of the main points are listed below:

The site benefits from a number of mature trees, however, none of them are protected.

In this instance, the installation of the radio antenna and supporting pole would not fall within the remit of permitted development, and due to its significant height, the structure would not be considered 'de minimis' and would therefore require planning permission.

Observations of the street scene along Lancaster Gardens demonstrate that TV aerials on dwellings are positioned at a high level above the roof, making them visible from the public realm. The proposed antenna and pole would be located towards the rear end of the garden and would have a slim profile. The antenna would extend to approximately 7m above ground level. While the fixture would be free-standing, the overall height would be comparable to the existing TV aerials found within the locality.

Given its height and free-standing nature, the antenna would be perceptible as a structure in its own right, rather than an ancillary domestic fitting. However, the fixture would be slim and located in front of an existing Bay tree which provides a year round form of natural screening. In addition, there is a mature Maple tree in the garden of no. 12 Kennedy Gardens close to the shared boundary which would provide additional natural screening of the fixture.

There may be glimpses of the antenna from Lancaster Gardens, however, due to its slimline profile, it would not be overly dominant, or visually intrusive within the street scene, and would not significantly impact the character of the host dwelling or local area.

In addition, the antenna would be of a temporary nature and could be removed from the property when it is no longer required – in this context it is not a permanent bricks and mortar alteration to the dwelling. A condition may be attached to any grant of approval to ensure that the antenna is removed once it is no longer required.

Summary

The installation of a short-wave radio wire antenna and supporting 7m pole would not fall within the remit of permitted development and would require planning permission. The scheme is considered to accord with national and local policy and therefore is acceptable.

A copy of the Pre-application Advice Response Letter is included with this Application in a separate document.

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

Ivar

Surname

James

Declaration Date

21/04/2026

☒ 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

Ivar James

Date

21/04/2026