



**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

Lord Harris Court

Address Line 1

Mole Road

Address Line 2

Address Line 3

Wokingham

Town/city

Sindlesham

Postcode

RG41 5EA

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

Easting (x)

477371

Northing (y)

169928

Description

Applicant Details

Name/Company

Title

Mr

First name

Marc

Surname

Nelson-Smith

Company Name

Royal Masonic Benevolent Institution Care Company

Address

Address line 1

60 Great Queen Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

WC2B 5AZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Fax number

Email address

***** REDACTED *****

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)

The proposals are to excavate the existing access into the site (approximately 90m long) and reconstruct the access road to adoptable standards. The works will involve installing surface water drainage to adoptable standards and erecting street lighting to adoptable standards.

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

There is to be no change to the existing land or building uses, or even the purpose or use of the proposed access road (which is the subject of the application). Our Client is merely required by the Sindlesham Court (the overall landlord of the site) to bring the existing access road up to adoptable standard. No change, or intensification of use is proposed as part of the works.

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

Indicative Access Road Design - 08147-CL-C-0100

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

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

It is a mixed-use comprising conference and events buildings, in addition to retirement properties.

Is the proposed operation or use

☐ Permanent

☒ Temporary

If Temporary please give details

As outlined above, there are no proposals to change the existing use. The works merely involve bringing the existing access road (90m length) up to adoptable standard, including drainage and street lighting.

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

We are trying to ascertain if Planning Permission is required for the proposed works. As mentioned previously, there is no change of use, so there will be no permanent impact on the surrounding area or highway. However, Construction traffic will be coming and going for the duration of the works (estimated 6 to 8 weeks).

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

No reference provided

Date (must be pre-application submission)

15/11/2024

Details of the pre-application advice received

No formal pre-app advice was received. [REDACTED] advised that a Lawful Development Certificate Application be submitted to determine if a full Planning Application would be required.

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

James Bailey

Date

31/03/2025