



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

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Curtis

Company Name

Wokingham Borough Council

Address

Address line 1

Wokingham Borough Council

Address line 2

Shute End

Address line 3

Wokingham, Berkshire

Town/City

Wokingham

County

Berkshire

Country

United Kingdom

Postcode

RG40 1BN

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Raakhee

Surname

Patel

Company Name

WSP

Address

Address line 1

WSP House

Address line 2

70 Chancery Lane

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

WC2A 1AF

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)

Construct a new footpath along Hyde End Road/ School Green (B3349) between Lailey Path and Shinfield Infant and Nursery School, School Green.

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

The proposed footpath is situated within the public highway boundary and not within the school's curtilage, it is considered Permitted Development (PD) under Schedule 2, Part 9, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore, no planning permission is required, as the works are covered by permitted development rights for highway authorities.

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

The following documents have been submitted:

1. Cover Letter
2. Site Plan for LDC Application (8093402-WSP-IP-PLN-001 P02)
3. Proposed General Arrangement for LDC Application (8093402-WSP-IP-PLN-003 P02)
4. Existing Photo Elevations and Viewpoints for LDC Application (8093402-WSP-IP-PLN-004 P02)
5. Existing and Proposed Cross Sections for LDC Application (8093402-WSP-IP-PLN-005 P02)

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

Other

Other (please specify)

Highway verge

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Formal footpath along Hyde End Road

Is the proposed operation or use

Permanent
 Temporary

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

The proposed development falls under Schedule 2, Part 9, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015, it qualifies as permitted development.

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 *****

Reference

Application Number: 251230

Date (must be pre-application submission)

02/07/2025

Details of the pre-application advice received

Advice obtained on a separate full planning application and Listed Building Consent required for the works proposed at Shinfield Infant and Nursery School. Pre-app advice also confirmed that the Proposed Development subject to this application are considered permitted development.

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

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

Sharaj Sundararaman

Date

23/12/2025