



**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

31

Suffix

Property Name

Address Line 1

Wiltshire Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 1TS

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

Easting (x)

481506

Northing (y)

169262

Description

Applicant Details

Name/Company

Title

Mr

First name

Guy

Surname

Reece

Company Name

Address

Address line 1

31 Wiltshire Road

Address line 2

Address line 3

Town/City

Wokingham

County

Berkshire

Country

UK

Postcode

RG40 1TS

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 Proposed Works

Please describe the proposed works

Proposed Two Storey Side Extension, Single Storey Side Flat Roof Extension with 3mx1.2m Lantern Rooflight, 2No. Pitched Roof Dormer Windows to the Front Elevation, A new 2mx2m Lantern Rooflight to the Replacement Flat Roof over the Single Storey Rear Structure, Front Entrance Porch Canopy, Changes to Fenestration and 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:

Facing brickwork and tile hanging.

Proposed materials and finishes:

Facing brickwork and tile hanging to match the existing plus chalk white monocouche render.

Type:

Roof

Existing materials and finishes:

Plain clay tiles to pitched roof sections and felt finish to flat roof areas.

Proposed materials and finishes:

Redland smooth grey concrete tiles to pitched roof sections and single ply rubber membrane or similar to existing and proposed flat roof areas.

Type:

Windows

Existing materials and finishes:

White painted timber and white u-PVC casements.

Proposed materials and finishes:

White u-PVC mid-bar casements.

Type:

Doors

Existing materials and finishes:

White painted timber and white powder coated aluminium.

Proposed materials and finishes:

Coloured composite front entrance door set in a white u-PVC frame, white u-PVC half glazed rear garage door and anthracite grey or white powder coated aluminium patio feature doors.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

1.8m high timber fencing to boundary

Proposed materials and finishes:

1.8m high timber fencing to side and rear boundaries replacing any existing damaged fencing as required. Front boundary to have 1.25m high close boarded timber fencing erected on top of the facing brick low level boundary wall providing an overall height of 1.8metres.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Shingle drive / parking area

Proposed materials and finishes:

Shingle drive / parking area to the front of the property and proposed integral garage to be provided/made good. Existing parking in the area of the proposed main private garden space to be removed and area converted to lawn with patio and perimeter paved path in Indian stone provided.

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

Drawing No 22404-4 01 Rev.D. - Existing and Proposed Floor Plans and Elevations, Proposed Bin Store Plan and Elevations, Proposed Front Entrance Gate and Proposed Front Boundary Elevation.
A4 size 1-500 scale Proposed Site Block Plan (Revised 17.05.24)

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.

Please refer to tree report and details provided by Glen Harding, GHA Trees Ltd

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:

A large area of the site to the front and side was previously utilised as unmarked parking facility for the use of the orthodontist business. All of the existing parking to the side of the property is to be removed with the area becoming the main private garden facility of the dwelling. Private drive, parking and turning area will be provided to the front of the property with sufficient space for 3No. 2.5m w X 5.0m l vehicle parking spaces on the drive area provided plus further space in the proposed integral double garage.

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

03/10/2024

Ongoing conversations over a number of months since submission of a previous Householder application on the site submitted and validated on 20/05/24 - application ref: 241248 and then following full planning application ref: 241987 validated on 07/08/24 both withdrawn for differing reasons.

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

Guy

Surname

Reece

Declaration Date

14/11/2024

☒ 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

Martin Butler

Date

15/11/2024