



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
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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

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

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

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

We are planning to install a padel tennis court on one of our existing tennis courts (the court in the south east corner of our club). The court has tempered glass walls (see attached images) but is open to the elements. There are floodlights for the court, but these are lower and smaller than the lights that we already have on this tennis court.

The court will be used by members of the club but instead of playing tennis, they will be playing a shorter format of the game. We also offer pickleball tennis that is a similar short format tennis game.

The only difference is that the padel court has glass tempered walls as per the images in our attached documents. However, the court we are proposing is a "pop-up" solution and requires no foundation / building works. The court is assembled on an existing court and can be removed if required.

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

See attached overview document.

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

Other

Other (please specify)

Not sure of the class....it is an open air tennis court with walls made of tempered glass.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Not sure of class.....it is for outdoor recreation.

Is the proposed operation or use

- ☐ Permanent
☒ Temporary

If Temporary please give details

The court we are proposing is a "pop-up" padel court with no foundations. Our current plan is to have the court in place for 2 years and then for members to assess whether they want to keep the court on a long-term basis or return the court to traditional tennis use. If the later was the case, we would disassemble the court and sell it to another club or padel provider. However, given the popularity of the game, we think that is unlikely.

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

This was the advice of the company who install these type of courts. There is no fundamental change of use to the land with members playing a slightly different format of tennis. The court we already have has floodlights and is well over 100 meters from the nearest residential dwelling. I also sought email advice from the planning department and this was their suggested course of action.

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

Email

Date (must be pre-application submission)

26/11/2024

Details of the pre-application advice received

Email advice to apply for a Lawful Development Certificate.

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

Michael Simpson

Date

27/11/2024