



**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

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

Suffix

Property Name

Toutley Hall Bungalow

Address Line 1

Old Forest Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG41 1JA

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

Easting (x)

479496

Northing (y)

170205

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Sharp

Company Name

Address

Address line 1

Toutley Hall Bungalow

Address line 2

Old Forest Road

Address line 3

Winnersh

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG41 1JA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Retrospective application for the erection of a single-storey, timber-clad, shed outbuilding to the rear of the property, positioned behind the existing garage.

A supporting statement (SS-01) is included to explain the works and provide justification.

Please refer to plans, drawings and photographs to support the application.

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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:

The main dwelling has timber clad dormers to the front and rear of the property. Decorated in dark brown woodstain. The garage has timber clad gable ends to the front and rear elevations. Decorated in dark brown woodstain.

Proposed materials and finishes:

Timber cladding 175mm x 22mm featheredge. Decorated black.

Type:

Roof

Existing materials and finishes:

Flat roof with dark grey rubberoid EPDM covering and black UPVC trims (adjacent carport). The main dwelling and garage - dark grey slate.

Proposed materials and finishes:

Flat roof with dark grey rubberoid EPDM covering and black UPVC trims.

Type:

Windows

Existing materials and finishes:

UPVC with mixed glazing in white (adjacent garage)

Proposed materials and finishes:

UPVC with clear glazing in Black externally and white internally.

Type:

Doors

Existing materials and finishes:

Timber doors with clear glass painted Anthracite grey/ dark woodstain.

Proposed materials and finishes:

Timber doors with obscured glass painted black externally and white internally.

Type:

Vehicle access and hard standing

Existing materials and finishes:

compacted ground over the 160 to 170 years this access has been there. With periodic addition of 20mm stone layer to top.

Proposed materials and finishes:

225mm excavated from ground level. Built back up from compacted soil with Geotextile membrane under 100mm compacted crushed concrete, under 75mm compacted MOT type 1 crushed stone, under 50mm compacted 20mm gravel.

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

Plans/Drawings SP-01, FRP-01, EL-01, MS-01, RWF-01
Photographs - PH-01 to PH-10

Trees and Hedges

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.

T1 on TP-01

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Oak tree (T1 on TP-01)
Three lower limbs pruned. Note: no TPO

Please see photographs, TH-01 to TH-04 for additional context eg density of foliage and hedgerow screening the shed outbuilding

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:

The additional hardstanding outside the shed outbuilding will provide an additional 5 car parking spaces in addition to the 3 existing spaces situated at the front of the plot. This will allow for all of our parking needs for both the household residents and visiting guests. There will be no need to park any vehicles on the public highway moving forward. Please refer to SP-01.

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

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

John

Surname

Sharp

Declaration Date

18/08/2025

☒ 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

John Sharp

Date

21/08/2025