



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
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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

197

Suffix

Property Name

Address Line 1

Broad Hinton

Address Line 2

Address Line 3

Wokingham

Town/city

Twyford

Postcode

RG10 0XA

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

Easting (x)

479458

Northing (y)

174839

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

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)

Proposal involves the conversion of an integral garage into a room and the addition of a porch to the front of the house.

Garage conversion: Externally this will involve the removal of a garage door at the front of the house and the building of a brick wall with a window in its place. The brick wall and window will be in keeping with the rest of the house.

Porch: The front door is currently recessed under the eaves by ~110cm and set in by 103cm compared to the surrounding brickwork. The plan for the porch is to erect a new wall and door that is flush with the surrounding brickwork, which will still be slightly under the eaves.

Neither of these changes extend the overall size of the property beyond its current extent. Attached detailed drawing will detail the precise siting and exact measurements.

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 existing use of the land is lawful as it has not changed since the house was originally built. Paperwork provided when we purchased the property to state that the original development was lawful.

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

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

I have reviewed "The Town and Country Planning (General Permitted Development) (England) Order 2015" Schedule 2 Part 1 "Development within the curtilage of a dwellinghouse".

The garage conversion falls under Class A "enlargement, improvement or other alteration of a dwellinghouse". My understanding of this is that replacing a garage door with a brick wall and window is an allowable permitted development, as:

- There will be no changes to the roof, eaves, or floorplan of the building.
- The extension does not extend the building floorplan.
- The new wall and window will be in keeping with the appearance of the existing property

The new porch falls under Class D "Porches". My understanding is that this change is an allowable permitted development, as:

- The property is owned under freehold and the new structure is within 2m of the property boundary
- The additional structure is 2.25m high, and 2.11m² ground area, within the limits specified.

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

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

Stuart Wharton

Date

26/10/2025

Amendments Summary

Garage conversion and addition of porch to house