

Planning Statement

Application for: Replacement of Existing Shed with New Shed

Site Address: 74 Church Road

Applicant: Mandeep Lakhanpal

Description of Development

This application seeks formal planning permission, under the confirmed Article 4 Direction, for the replacement of an existing shed with a new timber shed within the boundary of my property at 74 Church Road.

The proposed shed will be in the same position as the existing shed and will have a maximum height of 2.34 meters, well within the 2.5-metre threshold outlined in Wokingham Borough Council's guidelines for outbuildings.

The design, materials, and overall appearance have been carefully considered to ensure they are in keeping with the character of the local area. The shed has been designed to be discreet and respectful of the surrounding environment, with no adverse impact on neighboring properties (no neighboring property on the side of the garden where Shed will be placed) or the wider streetscape.

Supporting Justification

This application is submitted following Wokingham Borough Council's confirmation of an Article 4 Direction. We were only made aware of this requirement on 7th October 2025, during a site visit by the Planning Officer/Manager. Prior to this, we had no knowledge of the Article 4 Direction, and we are now submitting this application in line with the guidance provided during that visit and in the email 14th October 2025

The proposal represents a minor and low-impact Shed. At 2.34 meters in height, the new shed will not affect neighbouring amenity, privacy, or daylight, particularly as there are no adjacent properties on the side where the shed is located. The use of timber and a traditional design ensures the shed integrates well with the local setting.

Given the modest scale of the proposal and its alignment with Wokingham Borough Council's planning policies, we respectfully submit that this is a policy-compliant and appropriate development.

We therefore kindly request the Council's support and approval for this application.

Site Plan Template – Replacement Shed at 74 Church Road

Applicant: Mandeep Lakhanpal

Site Address: 74 Church Road

Proposal: Replacement of existing shed with new timber shed

Picture: Proposed Shed

Date: 7 October 2025

Shed Dimensions:

- **Width (A):** 5.05m (16ft 7in)
- **Depth (B):** 2.97m (9ft 9in)
- **Eaves Height (C):** 2.00m (6ft 7in)
- **Ridge Height (D):** 2.37m (7ft 9in)

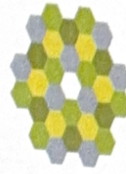
Proposed Location & Material

- The new shed will be positioned in the **same location** as the existing shed, on like for like basic concrete floor to protect the base of shed within the rear garden boundary of the property.
- There are **no neighbouring properties** directly adjacent to the side where the shed is located.



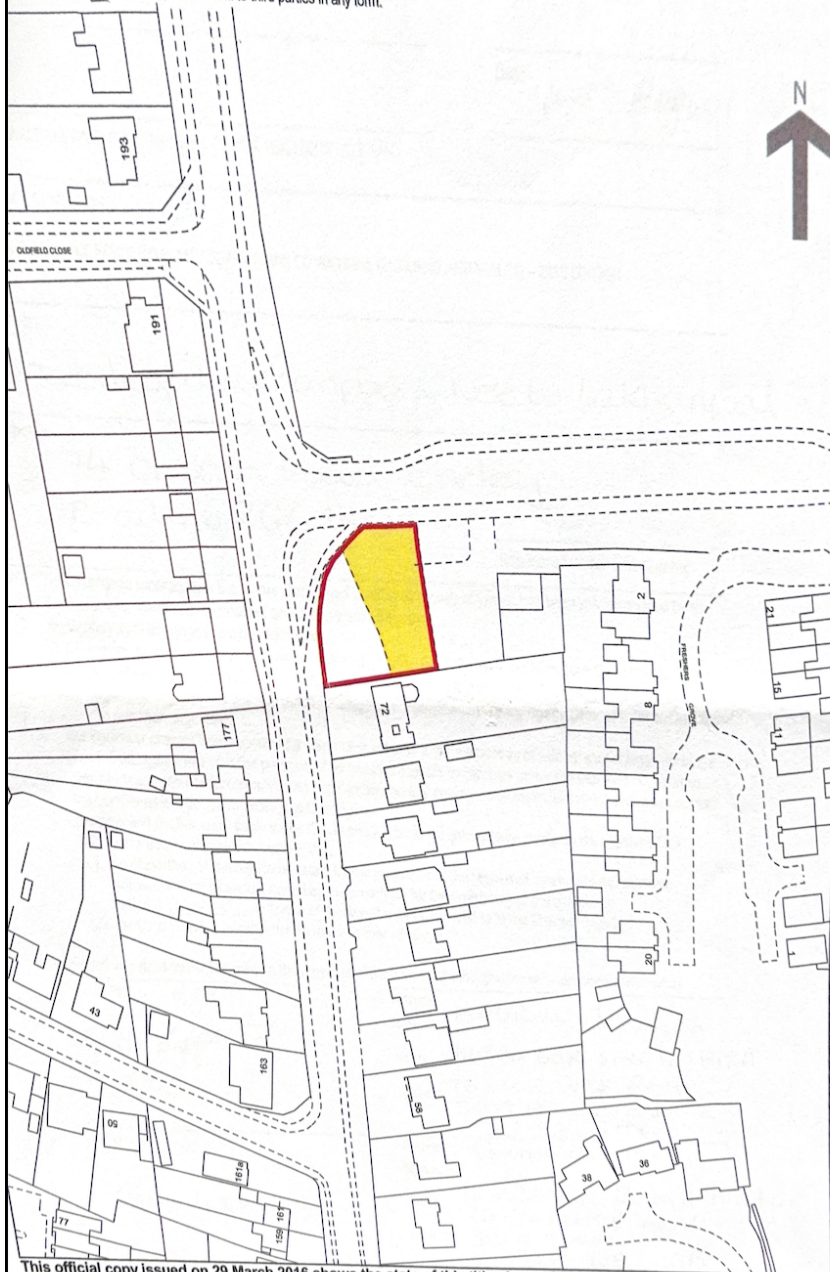
Site Boundary

Title number **BK471003**
Ordnance Survey map reference **SU7472NE**
Scale **1:1250**
Administrative area **Wokingham**



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