



**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

45

Suffix

Property Name

Address Line 1

Frog Hall Drive

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 2LE

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

Easting (x)

482466

Northing (y)

168261

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Littlejohns

Company Name

Address

Address line 1

45 Frog Hall Drive

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG40 2LE

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

The works comprise the removal and reconstruction of the front porch and minor associated internal alterations, and an extension to the gable roof at the south of the site to accommodate two new bedrooms and a bathroom within the expanded loft space.

The proposals provide an opportunity for the applicant to modernise the house, make some improvements to the thermal performance of the construction and adapt the layout to meet the changing needs of their family.

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:

Cement render with paint finish

Proposed materials and finishes:

The proposed materials include render to match the existing elevations and timber cladding responsibly sourced from forests on FSC or PEFC source certification schemes.

Type:

Roof

Existing materials and finishes:

Concrete tiles

Proposed materials and finishes:

Concrete tiles to match existing

Type:

Windows

Existing materials and finishes:

A mixture of PVC and aluminium framed windows

Proposed materials and finishes:

New windows are timber framed to match the timber cladding and upgrades are proposed to existing windows to give a consistent appearance throughout.

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

Please refer to Design and Access Statement Doc No: 1703-RE-51

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.

Tree Constraints and Protection Plan - TPP-01

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

232406

Date (must be pre-application submission)

29/09/2023

Details of the pre-application advice received

Proposal: Pre-application advice for the proposed erection of a single storey front extension following removal of the existing front canopy roof, plus erection of part two storey part single storey side extension and changes to fenestration.

The pre-application advice response letter (3/11/2023) acknowledged the receipt of a planning advice request and outlined the next steps. It suggested conducting neighbour consultations before submitting a planning application, a process which the applicant has duly undertaken. The proposal was also assessed in line with national and local planning policies and the following key points were received:

While the side extension's increased roof height and contemporary design deviate from the subservient character recommended by design guidelines, its impact is deemed marginal and consistent with the mixed character of the area.

The modest front porch is in-keeping with the street scene.

The use of timber cladding, though a departure from the existing materials, is considered appropriate given the varied palette in the area and the site's verdant setting.

Overall, the development is unlikely to adversely affect the character of the area and aligns with Core Strategy policies CP1 and CP3.

Regarding the proposal's impact on neighboring amenities, highway access, and ecology:

Overlooking concerns are minimal due to appropriate window placement and distances, while the extensions' modest scale avoids overbearing or light loss issues.

Adequate parking provision must be demonstrated in line with local standards.

Regarding ecology, a bat survey is required due to the site's potential as a roosting habitat, with appropriate mitigation if bats are found.

Overall, the scheme aligns with national and local policies and is likely to be acceptable.

A copy of the full response letter is provided in the Appendix A of the Design and Access Statement for reference.

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

Jamie

Surname

Hay

Declaration Date

09/06/2025

☒ 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

Jamie Hay

Date

10/06/2025