



**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](mailto:development.control@wokingham.gov.uk)  
Phone: 0118 974 6000

## 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

6

Suffix

Property Name

Address Line 1

Old Bath Road

Address Line 2

Address Line 3

Wokingham

Town/city

Charvil

Postcode

RG10 9QR

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

Easting (x)

477223

Northing (y)

175624

Description

## Applicant Details

### Name/Company

Title

Mr

First name

George

Surname

Levy

Company Name

### Address

Address line 1

111

Address line 2

Brook Street

Address line 3

Town/City

Benson

County

Country

United Kingdom

Postcode

OX10 6LJ

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 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)

Currently the loft space at 6 Old Bath Road is being renovated and in the process we plan to replace one existing VELUX with another one of the same size, and also remove another VELUX window and replace it with two smaller (850 mm height and 600mm width) VELUX windows with obscured glazing. These new VELUX windows are on the western side of the property and thus adjacent to the boundary with No 4 Old Bath Road. Can you confirm that this satisfies the conditions for permitted development, and no separate planning approval will be required. In addition we would like to install two small cloakrooms (with appropriate ventilation) inside the loft space that benefit from the light provided by these new VELUX windows. The cloakrooms may also require additional soil pipes attached to the outside wall. Can you also confirm that this would be permitted development. I should mention that the slope of the roof is less than 70 degrees to the vertical and also that No 4 Old Bath Road has been given planning permission for windows along the same boundary that are openable and not obscured.

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 slope of the roof is less than 70 degrees to the vertical and also that No 4 Old Bath Road has been given planning permission for windows along the same boundary that are both openable and not obscured.

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.

### 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?

The slope of the roof is less than 70 degrees to the vertical and also that No 4 Old Bath Road has been given planning permission for windows along the same boundary that are both openable and not obscured.

### 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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

\*\*\*\*\* REDACTED \*\*\*\*\*

Have they been informed of the application?

- ☒ Yes  
☐ No

## 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

George Levy

Date

02/10/2025