



**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; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	36 & 38
Suffix	
Property Name	
Address Line 1	Rose Street
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG40 1XU

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

Easting (x)	Northing (y)
481311	168723

Description

Applicant Details

Name/Company

Title

Mr

First name

Darren Edward

Surname

Hewitt

Company Name

Iconic Project Management Ltd

Address

Address line 1

4 The Courtyard,

Address line 2

Denmark Street,

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG40 2AZ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

A light touch refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.

The proposed development preserves the heritage features of both properties and rectifies the modern access issues at the rear to enable the buildings to continue to provide separate dwelling occupation within the unchanged historic structure.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes

☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes

☐ No

b) works to the exterior of the building?

☒ Yes

☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes

☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes

☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The proposed scheme is a light-touch cosmetic refurbishment of the properties without any change to the principal layout of the properties. The aim is to retain all visible historical and heritage features. Limited changes to the street elevation are proposed. Localised minor works to the render and paint finish, and replacement of the timber window frames and doors. Please see existing and proposed details:

P003.10-001-No36_Existing_Floor_Plans

P003.10-001-No38_Existing_Floor_Plans

P003.10-011-No36_Proposed_Floor_Plans

P003.10-012-No38_Proposed_Floor_Plans

P003.10-031-Existing_Elevation_Street_View

P003.10-032-Existing_Elevation_Garden_View

P003.10-033-Existing_Elevation_North_East_Garden_View

P003.10-034-Existing_Elevation_South_West_Garden_View

P003.10-131-Proposed_Elevation_Street_View-Rev-01

P003.10-132-Proposed_Elevation_Garden_View-Rev-01

P003.10-133-Proposed_Elevation_North_East_Garden_View-Rev-01

P003.10-134-Proposed_Elevation_South_West_Garden_View-Rev-01

P003.10-500-Proposed_Replacement_Entrance_Canopy-Rev-01

P003.10-500-Proposed_Replacement_Heritage_Style_Sash_Windows

P003.10-500-Proposed_Replacement_Timber_Front_Door

The rear elevation works include the removal of the conservatory to reintroduce separate access from the properties into separate private garden spaces. The removal of the conservatory does not require major structural works. As it is a simple lean-to structure and steel beam, with only making good of the masonry façade required.

Internally, a light touch refurbishment of the walls, floors and ceilings is proposed to enable the paint finishes to be refreshed and damaged areas caused by water damage to be made good. Fixtures and fittings such as kitchen units will receive cosmetic upgrades only.

The scheme retains the Historic features of the development including the aesthetic value of its original street façade and maintaining the communal significance that such historic buildings bring to the wider community.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

Timber window frames, casement style. Single glazed.

Proposed materials and finishes:

Timber windows frames, sash style. Double glazed.

Type:

External walls

Existing materials and finishes:

Timber cladding

Proposed materials and finishes:

Composite cladding Charcoal finish with a class D fire rating standard (EN 13501-1).

Type:

Internal walls

Existing materials and finishes:

Paint finishes of a mixed specification

Proposed materials and finishes:

Paint finishes from the Dulux Heritage range. Existing timber to be sanded (by hand) or treated and re-stained (natural colour).

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing fences are of various styles and types

Proposed materials and finishes:

New fences with arris structure and feather edged boards.

Type:

External doors

Existing materials and finishes:

The current yellow door of number 36 does not conform to the heritage feature of the building, being a Georgian-style door with fanlight. The current black door of number 38 is a ledged and braced door design and thus in keeping with the heritage features.

Proposed materials and finishes:

Proposal to replace both doors with a ledged and braced design in keeping with the heritage features.

Type:

Other

Other (please specify):

Canopy

Existing materials and finishes:

Painted timber in poor condition

Proposed materials and finishes:

New timber framed canopy on heritage brackets with lead roofing.

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

Documents submitted entitled
"Rose St Window Replacement"
"Rose St Cladding Replacement"
"Rose St Front Door Replacement"
"Rise St Canopy Replacement"

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

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 T1 - Evergreen and Tree T2- silver Birch marked on plan entitled "P003.10-902 - Tree_Site_Plan"

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

Tree T1 - Evergreen and Tree T2- silver Birch marked on plan entitled "P003.10-902 - Tree_Site_Plan"

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

Date (must be pre-application submission)

04/11/2024

An informal meeting was held with Keith Frost on the 4th of November. Keith provided some general points for us to consider, regarding doors, windows, key building features and the significance of the c.1950's extension at the rear of the property.

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:
87

Number:

Suffix:

Address line 1:
Milestone Avenue

Address Line 2:

Town/City:
Charvil

Postcode:
RG109TN

Date notice served (DD/MM/YYYY):
19/11/2024

Name of Owner/Agricultural Tenant:
***** REDACTED *****

House name:
65

Number:

Suffix:

Address line 1:
Barkham Road

Address Line 2:

Town/City:
Wokingham

Postcode:
RG41 2RG

Date notice served (DD/MM/YYYY):
19/11/2024

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Darren Edward

Surname

Hewitt

Declaration Date

19/11/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Darren Hewitt

Date

20/11/2024