



**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

## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)  Northing (y)

Description

## Applicant Details

### Name/Company

Title

MR & MRS

First name

SHUBHENDU

Surname

DAS

Company Name

N/A

### Address

Address line 1

10 Shepherds Avenue

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 1AY

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

SINGLE STOREY EXTENSION FOR GRANNY ACCOMMODATION WITH DISABLED ACCESS

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:**

LIGHT RED FACING BRICKWORK

**Proposed materials and finishes:**

LIGHT RED FACING BRICKWORK TO MATCH EXISTING

**Type:**

Roof

**Existing materials and finishes:**

PLAIN TILES

**Proposed materials and finishes:**

PLAIN TILES TO MATCH EXISTING

**Type:**

Windows

**Existing materials and finishes:**

WHITE UPVC FRAMES WITH SEALED DOUBLE GLAZED UNITS

**Proposed materials and finishes:**

WHITE UPVC FRAMES WITH SEALED DOUBLE GLAZED UNITS TO MATCH EXISTING

**Type:**

Doors

**Existing materials and finishes:**

WHITE UPVC FRAMES WITH SEALED DOUBLE GLAZED UNITS

**Proposed materials and finishes:**

WHITE UPVC FRAMES WITH SEALED DOUBLE GLAZED UNITS TO MATCH EXISTING

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

TIMBER PANEL AND POST FENCING / OR CHICKEN WIRE FENCING AS DESCRIBED ON THE DRAWINGS

**Proposed materials and finishes:**

TIMBER PANEL AND POST FENCING / OR CHICKEN WIRE FENCING AS DESCRIBED ON THE DRAWINGS - ALL EXISTING BOUNDARY TREATMENTS ARE RETAINED AS PER DRAWINGS

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

PART LOOSE GRAVEL & PART PITCH BONDED GRAVEL

**Proposed materials and finishes:**

PART LOOSE GRAVEL & PART PITCH BONDED GRAVEL - ALL RETAINED AS EXISTING

**Type:**

Lighting

**Existing materials and finishes:**

NOMINAL DOMESTIC EXTERNAL LOW ENERGY ELECTRIC LIGHT FITTINGS WITH PIR SWITCHING

**Proposed materials and finishes:**

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

- 1) DRAWING NO 91, A3 , FOR EXISTING AND PROPOSED FLOOR PLANS, PROPOSED ELEVATIONS, SITE LOCATION PLAN, AND BLOCK PLAN
- 2) DRAWING NO. 2 A4, FOR EXISTING ELEVATIONS
- 3) BRIEF DESIGN STATEMENT - A4, 4 PAGES , NO DS 25.02.01
- 4) BAT ECOLOGY REPORT REFERENCE R3075\_PRA \_a BY J. WENMAN CONSULTANCY, A4, 19 PAGES
- 5) CIL FORM

## 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.

WOODLAND CLUSTER SHOWN ON BLOCK PLAN, DRAWING NO. 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

First Name

Surname

Reference

DES. STATEMENT NO.25.02.01

Date (must be pre-application submission)

01/11/2025

Details of the pre-application advice received

5 PUBLISHED DEVELOPMENT PLAN DOCUMENTS CONSULTED AS DETAILED IN THE DESIGN AND ACCESS STATEMENT REF. 25.02.01

## 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

RAJINDER

Surname

KALSI

Declaration Date

28/11/2025

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

RAJ KALSI

Date

29/11/2025