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

# 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

Suffix

Property Name

Brick Barns

Address Line 1

White Hill

Address Line 2

Address Line 3

Wokingham

Town/city

Remenham Hill

Postcode

RG9 3HN

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

Easting (x)

478062

Northing (y)

182339

Description

## Applicant Details

### Name/Company

Title

Mr

First name

John

Surname

Bateman

Company Name

### Address

Address line 1

Brick Barns White Hill

Address line 2

Address line 3

Town/City

Remenham Hill

County

Wokingham

Country

UK

Postcode

RG9 3HN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Cait

Surname

Taylor

Company Name

The John Phillips Planning Consultancy Ltd

### Address

Address line 1

Bagley Croft

Address line 2

Hinksey Hill

Address line 3

Town/City

Oxford

County

Country

GB

Postcode

OX1 5BD

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

## Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] 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)

Single storey extension to the rear of the dwelling and a detached single storey garden room (outbuilding).

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 assessment set out within the supporting Planning Statement, together with the supporting drawings demonstrate that the proposed development forms householder extensions and incidental residential outbuildings within the curtilage of the existing dwellinghouse fully compliant with the provisions of the GPDO Schedule 2, Part 1, Classes A and E and accordingly a Certificate of Lawfulness should be granted.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Planning Statement
Location Plan - 26.16.PL.00.01
Composite existing - 26.16.PL.00.02
Composite proposed - 26.16.PL.00.03

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

**Information about the proposed use(s)**

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed single storey extension and detached garden room outbuilding comply with the provisions of the GPDO Schedule 2, Part 1, Classes A and E and accordingly a Certificate of Lawfulness should be granted.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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

## 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

Cait Taylor

Date

16/10/2026