

VIA PLANNING PORTAL: PP-15072443

Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Project Number: DAP-R26-24

4 August 2026

Dear Sir/Madam

HOUSEHOLDER PLANNING APPLICATION FOR THE RETENTION AND COMPLETION OF A RAISED PERMEABLE PARKING AREA CONNECTED TO THE EXISTING DRIVEWAY, INCLUDING ASSOCIATED GROUNDWORKS, RETAINING EDGING, DRAINAGE WORKS AND LANDSCAPING AT THE MOORINGS, LODDON DRIVE, WARGRAVE, READING, RG10 8HL

Dames A+P has been instructed by Mr Alex Moller to submit a householder planning application for the retention and completion of a permeable hardstanding parking area within the residential curtilage of their dwelling.

The application follows recent discussions with the Council's Planning Compliance Officer regarding enforcement reference RFS/2026/091449. Letter dated 19 June 2026 from Wokingham Borough Council (WBC) refers to an allegation that a 'building has been erected in the garden'. For clarity, no building has been or is being erected. The works comprise a domestic, permeable parking area together with associated groundworks, retaining edging, drainage, and landscaping.

It is relevant to note that condition 4 attached to planning permission F/2006/8482 for the erection of a replacement dwelling, as now erected, removed permitted development (PD) rights under Classes A, B, C, D and E of Part 1 of the General Permitted Development Order (GPDO). However, it did not remove PD rights under Class F, which relates to the provision of hard surfaces within the curtilage of a dwellinghouse.

The applicant understands that the Council's position is that, because parts of the parking area are raised more than 300 mm above the existing ground level, the works go beyond the provision of a straightforward hard surface under Class F and require express planning permission.

W: www.dames-ap.com E: enquiries@dames-ap.com

Dames Architecture + Planning is a trading name of KDTD Ltd
Registered in England & Wales Company Number: 16663107
Registered Office: Astral House, Granville Way, Bicester, England, OX26 4JT

The applicant also understands that the Council relies on the raised platform restriction under Class E of the GPDO in reaching this view.

The applicant acknowledges that, as a matter of fact and degree, a hard surface may fall outside the scope of Class F where the works go beyond the provision of surfacing and include a material raised or engineered element. However, the applicant does not accept that the works should be characterised as a building or domestic structure. The works remain, in substance and purpose, a domestic hardstanding/parking area within the curtilage of the dwellinghouse, albeit with a limited raised and engineered element.

Class F does not include a 300mm height limitation. Class F concerns the provision or replacement of hard surfaces within the curtilage of a dwellinghouse, subject to the relevant limitations and drainage conditions. The 300mm threshold applies in the context of Class E, where raised platforms are treated differently from other forms of incidental domestic development.

The applicant does not rely on Class F to suggest that the raised element is necessarily PD. Rather, the Class F position is relied upon as a material fallback. It demonstrates that the principle of a domestic hardstanding/parking area in this part of the residential curtilage can be acceptable without express planning permission, subject to compliance with the relevant limitations and conditions of Class F.

The submitted drawings have therefore been prepared to clearly identify the extent of the raised element, including those parts of the parking area that exceed 300 mm above the existing ground level. This should allow the Council to focus its assessment on the specific element of the works that has given rise to the present application.

Accordingly, we respectfully assert that the proper focus of the planning assessment is the additional effect, if any, arising from the limited raised element of the parking area, rather than the principle of providing a domestic parking area or hardstanding within this part of the residential curtilage.

We respectfully contend that the relevant planning judgement is whether the limited additional height, retaining edging and associated groundworks result in any material planning harm. The applicant's position is that they do not. The works remain domestic in scale and character, are physically and functionally connected to the existing driveway, incorporate permeable surfacing and drainage, and would not result in unacceptable visual impact, harm to neighbouring amenity, drainage harm or flood risk impact.

The PD fallback should therefore be afforded substantial weight, but only to the appropriate extent (i.e. it is not relied upon to suggest that the raised element is itself PD. Rather, it is relied upon to demonstrate that the principle of domestic hardstanding in this location is acceptable,



and that the matter requiring assessment is the limited additional height and associated engineering works now before the Council).

This application is therefore submitted to regularise the position in light of the Council's view on the raised element, and to allow the additional planning impacts of this element to be assessed on their merits.

The Planning Portal checklist identifies a biodiversity survey and report as a supporting document. The applicant acknowledges that the works were undertaken before the necessary planning position had been resolved and regrets that the opportunity to consider any ecological survey requirements in advance was therefore lost.

This application is now submitted retrospectively to regularise the works. As the affected area has already been altered, a survey undertaken at this stage could not reliably establish the ecological condition of the precise development footprint before the works commenced.

The works relate to a domestic parking area within the established residential curtilage and did not involve works to a building or roof, or the removal of any mature tree, hedgerow, pond or watercourse. The applicant is not aware of any evidence that the affected area supported protected species or habitat of material biodiversity value. In these circumstances, it is respectfully considered that commissioning a biodiversity survey now would be of limited evidential value and would not be proportionate to the nature and scale of the development.

The applicant apologises for the retrospective nature of the application and is keen to cooperate fully with the Council. Should the Council identify a specific ecological matter requiring further assessment, the applicant will respond promptly and provide any proportionate information that can reasonably be obtained.

This application therefore comprises one copy of the following:

1. Completed householder planning application form and fee of £363.
2. Community Infrastructure Levy (CIL) form dated August 2026.
3. Covering letter prepared by Dames A+P dated 4 August 2026.
4. Flood Risk Assessment prepared by Aegaea dated August 2026.
5. Planning Statement prepared by Dames A+P dated 4 August 2026.
6. Planning application drawings prepared by Dames A+P dated July 2026 as follows:

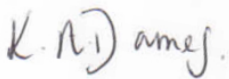


- Site location plan: drawing number DAP-R26-24-A-100.
- Existing site block plan: drawing number DAP-R26-24-A-101.
- Proposed site block plan: drawing number DAP-R26-24-A-102.
- Proposed levels plan: drawing number DAP-R26-24-A-103.
- Proposed sections: drawing number DAP-R26-24-A-104.
- Proposed elevations: drawing number DAP-R26-24-A-105.
- Site photos: drawing number DAP-R26-24-A-106.

I trust that the enclosed information is sufficient to validate the application and to allow the Council to assess the proposal on its planning merits.

Should any further information be required, I would be grateful if you could contact me as soon as possible by email at kerry@dames-ap.com or by telephone on 07921 211386.

Yours faithfully,



KERRY DAMES

DIRECTOR

For and on behalf of Dames A+P

