PP-15337681

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 Permission in Principle

Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) Order 2017

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

Carlisle Lodge

Address Line 1

Forest Road

Address Line 2

Address Line 3

Wokingham

Town/city

Binfield

Postcode

RG40 5SA

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

Easting (x)

482526

Northing (y)

171010

Description

Applicant Details

Name/Company

Title

Mr

First name

B

Surname

Shehu

Company Name

Address

Address line 1

Carlisle Lodge

Address line 2

Forest Road

Address line 3

Town/City

Binfield

County

Berkshire

Country

Postcode

RG40 5SA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Sebastian

Surname

Brock

Company Name

Brock Hartherton

Address

Address line 1

4A Hayes Grove

Address line 2

Address line 3

Town/City

Harpsden

County

Country

Postcode

RG9 4AA

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the proposed development including any non-residential development

Current legislative restrictions on applications for permission in principle mean that proposals must:

- Include at least 1, and no more than 9 dwellings
- Create less than 1,000 square metres of floorspace
- Be on a site of less than 1 hectare

There are further restrictions on development defined as 'householder', 'habitat' (relating to protected sites), and 'Schedule 1/Schedule 2' (relating to environmental impact assessment).

Proposals not meeting these rules will be refused and you may not be eligible for a refund.

View full details in legislation and government guidance

Provide a description of the proposed development including any non-residential development

Permission in Principle for one new self-build dwelling on garden land adjacent to Carlisle Lodge, Forest Road, Wokingham RG40 5SA

Proposals must be for residential development of land, but can also include a minority amount of compatible non-residential use (e.g. retail, office space or community uses).

Proposed dwellings

Minimum net number of dwellings proposed

1

The minimum number of dwellings on the land after the proposed development less the number of dwellings on the land immediately prior to the date the application for permission in principle is submitted

Maximum net number of dwellings proposed

1

The maximum number of dwellings on the land after the proposed development less the number of dwellings on the land immediately prior to the date the application for permission in principle is submitted

Proposed non-residential uses

Does the proposal include any non-residential uses

◯ Yes
⊘ No

Site Area

What is the measurement of the site area? (numeric characters only).

851.00

Unit

Sq. metres

Site Information

Existing uses

Please add details of each existing use on the site, and the area each use takes up. If the relevant use class is not shown, please select 'Other' and provide details.

Use Class:
C3 - Dwellinghouses

Floorspace covered by this use:
851 Square metres

Constraints

Are there any known or likely constraints on the site?

◯ 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

Declaration

I/We hereby apply for Permission in principle 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

Sebastian Brock

Date

31/10/2026