



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
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Application for a Lawful Development Certificate for an Existing Use or Operation or Activity,
including those in breach of a planning condition

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

10

Suffix

Property Name

Address Line 1

Arborfield Road

Address Line 2

Address Line 3

Wokingham

Town/city

Shinfield

Postcode

RG2 9DY

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

Easting (x)

473581

Northing (y)

167854

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Stockbridge

Company Name

Address

Address line 1

10 Arborfield Road

Address line 2

Address line 3

Town/City

Shinfield

County

Wokingham

Country

United Kingdom

Postcode

RG2 9DY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- ☐ An existing use
- ☒ Existing building works
- ☐ An existing use, building work or activity in breach of a condition

Being a use, building works or activity which is still going on at the date of this application.

Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

General: Rectangular 'garden shed' building for domestic use (storage of beekeeping equipment, garden tools and work) at OSGR SU 73563 67830. Building is not habitable and is built with no power or services.

Dimensions: 14.35 sq metres gross internal floor area (2.97mx4.83 m.)

Relevant heights: Eaves height 1.52m from datum (see elevation) at french drain and DPC at highest pre-existing adjoining level, by pre-existing oak trees and DPC (see elevation). Total height of building to top of skylight (highest point) from same datum 2.27m.

Elevations:

North (principal) elevation - 1 x 3 light mullion window, door (see elevation)

East elevation - Opening for french door on East side. Ground to East side levelled to adjacent car port to enable level access to adjacent carport (marked A on plan) from french door (see plan)

West elevation - featureless, adjacent to boundary (see plan)

Materials: Built of unreinforced 215x215 x440 blockwork (substantially non combustible due to immediate (<2m) proximity to boundary), clad on exposed elevation (not proximate to boundary) with shiplap. GRP flat roof with aluminium skylight.

South elevation: featureless, adjacent to blockwork (see plan)

Features: Built into existing sloping/multi level ground (see details of section on elevation, and plan). Threshold of door on N side is lower than ground level with step down (see elevation).

Construction begun pre-Covid (2019), majority of works believed completed end of 2020 >4 years ago: Groundwork, including stabilisation/consolidation/partial infill of edwardian waste/privy pit substantially complete June 2020. Actual building 'substantially complete' ('mostly there') with workbench (albeit with temporary floor and cover arrangements and in use for storage of bee and gardening equipment) Dec 2020 (prior to birth of baby).

Please see attached plan and N elevation for full details.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☒ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- ☐ The use as a single dwelling house began more than four years before the date of this application
- ☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

Certificate sought under the General Permitted Development Order as General Permitted Development under Class E, "development rights within the curtilage of a house for":

"(a) any building or enclosure.....required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure"

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- ☐ Yes
- ☒ No

Please state why a Lawful Development Certificate should be granted

The documented development meets the requirement for Class E permitted development under Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (the Order) inasmuch as the development comprises a detached building of 14.35 square metres internal floor (see plan) area that is:

E. a) in use as a garden equipment, bicycle and beekeeping store (E.4 interpretation), for purposes incidental to the enjoyment of the house at 10 Arborfield Road,

Specifically, the development is:

E. 1a) Ancillary to an existing dwelling in continuous use as such since c.1903 without change of use to such under the Order.

b) Not bringing the area of ancillary buildings to more than 50 percent of the area of the curtilage of the main dwelling (15 square metres within an approximate 300 square metres of curtilage) (see OS plan and plan drawing provided).

c) Entirely behind (by approx. 45 metres South of) the principal (North facing) elevation of the main house (10 Arborfield Road) which fronts Arborfield Road (see OS plan and grid reference)

d) Comprising a single storey.

e ii) Having a total height of 2.27m, less than the permitted maximum of 2.5m within 2m of a boundary

f) Having an eaves height of 1.52m less than the permitted maximum of 2.5m within 2m of a boundary (noting the 'step down' threshold entry on the plan and elevation.

g) Not within the curtilage of a listed building.

h) There is no construction or provision of a verandah, balcony or raised platform, or i) microwave antenna. j) container >3000l or k) new dwelling

Most of the work was further substantially complete in 2019 and 2020, since when the developed area has been consistently used to store garden equipment, beekeeping equipment and bicycles.

See supporting photographs and drawings for supporting evidence, drawings and information.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

25-12-2020

In the case of an existing use or activity in breach of conditions has there been any interruption?

- ☐ Yes
☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

- ☐ Yes
☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

- ☐ Yes
☒ No

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

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

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 Lawful development: Existing 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

James Stockbridge

Date

06/01/2025