



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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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

60

Suffix

Property Name

Address Line 1

Victoria Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wargrave

Postcode

RG10 8AE

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

Easting (x)

479176

Northing (y)

178674

Description

60 Victoria Road is a detached house set back 7.8m from the pavement and 1.5m above pavement level. The front garden comprises retaining walls adjacent to the pavement holding back raised flower beds and a hard standing area of light coloured gravel. There is a central set of eight steps up to a brick path leading to the front door, and a brick path across the front of the house.

The house currently shares a tarmac driveway with 58 Victoria Road which slopes upwards with an 18% gradient and provides access to garages at the rear of the two houses. This driveway will be used for access to the proposed paved front garden, but not be affected by this proposal. See attached deed dated 21 February 1969 for confirmation of shared rights.

Applicant Details

Name/Company

Title

First name

Anthony

Surname

Beecher-Brigden

Company Name

Address

Address line 1

60 Victoria Road

Address line 2

Wargrave

Address line 3

Town/City

Reading

County

Country

United Kingdom

Postcode

RG10 8AE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed work will involve demolishing the existing retaining walls and steps, removal of soil and other materials down to pavement level, building of a new retaining wall 2.0m from the house and along 2.0m of the shared driveway, with a new central set of steps up to the front door. The retaining wall across the front of the house will be 1.0m tall with a brick outer face and with black iron railings 0.9m tall along the top (total 1.9m tall), with flower beds that will prevent standing immediately next to the railing. The retaining wall along the shared driveway will be up to 0.4m tall.

The cleared area will be block paved suitable for car parking, with a channel drain along the perimeter of the property to divert rainwater into a new soakaway to be dug on the property. This solution is preferred to using permeable block paving as some of the area will have a gradient in excess of 5%, beyond which permeable paving becomes ineffective. The total area to be paved will measure up to 5.4m deep and 10.6m wide. The total area to be paved is 55 square metres.

The newly paved area will be sloped to match the existing shared driveway for the first 3.0m to enable use of existing access. Permissiion for a second section of dropped kerb is requested. This will provide off-road parking for up to four cars. With reference to the Wokingham Borough Council - Domestic Vehicle Crossover Policy, the following is confirmed:

- The position of the proposed vehicle crossover is more than 10 metres away from the nearest kerb line of any road junction
- No traffic management measures are in place in the vicinity and it is not within an existing Controlled Parking Area
- There is no designated bus stop/loading bay/parking area/lay-by at the proposed access point
- No trees will need to be removed and there is no existing lamp column or on-street public utility cabinets close to the proposed access point
- The road is residential, with a 30mph speed limit
- Three additional dropped kerbs are requested, to form a "carriageway drive". The frontage measures 13.9m, and the paved area will be 5.4m deep. There will be full height kerbs between the two crossovers of 4.5m.
- While there will be a loss of one or two on-street parking places, these are currently used by the residents of the house and will be replaced by up to four off-street places.
- The gradient of the crossover will be similar to others close by, and less than 8%

Existing services to the property affected by this work are Gas, Electricity and Broadband. The providers have been contacted with requests to divert supply to the property as needed before any other work can commence.

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: Vehicle access and hard standing Existing materials and finishes: Existing hard standing is predominantly cream-coloured gravel with a brick path. There is also an existing shared driveway which is tarmac and not affected by these plans Proposed materials and finishes: The new hard standing area will be predominantly block paving, of a colour complementary to the existing house. The brick path in front of the house will be widened using recycled bricks or similar. Permeable block paving has been considered but is unlikely to be fully effective as significant area will have greater than 5% gradient. Instead it is proposed to install channel drains along the perimeter feeding into a soakaway to be created within the property.
Type: Walls Existing materials and finishes: There is an existing retaining wall made of brick. Proposed materials and finishes: The new retaining wall will be 1.0m high and constructed of suitable block with an outer face of brick and a suitable capstone. On top of the wall will be iron railings which will be 0.9m tall and painted black. The path in front of the house will be constructed of block paving, with flower beds 500mm deep adjacent to the iron railings.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
- ☒ No

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

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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

The proposal is to pave the front garden for car parking. While there is existing vehicle access, the proposal includes further dropped curbs to improve access and enable further vehicle parking.

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Currently two cars are parked on the road in front of the house. This will be removed in favour of four parking spaces off the road.

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

60

Suffix:

Address line 1:

Victoria Road

Address Line 2:

Wargrave

Town/City:

Reading

Postcode:

RG10 8AE

Date notice served (DD/MM/YYYY):

02/05/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Anthony

Surname

Beecher-Brigden

Declaration Date

13/06/2025

☒ 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

Anthony Beecher-Brigden

Date

13/06/2025