



**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

16

Suffix

Property Name

Address Line 1

Blackberry Gardens

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5RN

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

Easting (x)

478824

Northing (y)

171174

Description

Applicant Details

Name/Company

Title

Mr

First name

Ka Ho

Surname

Fong

Company Name

Address

Address line 1

16 Blackberry Gardens

Address line 2

Address line 3

Town/City

Winnersh

County

Wokingham

Country

United Kingdom

Postcode

RG41 5RN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

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

☒ 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)

The proposal involves the construction of a single-storey rear extension to the existing detached dwellinghouse.

The works include the excavation and construction of foundations, erection of external walls, and construction of a roof. The extension will be sited to the rear of the existing dwelling and will be constructed within the limits permitted under Class A of Part 1, Schedule 2 of the GPDO, as shown on the submitted drawings.

No alterations are proposed to the existing access, no new access will be created, and no new street layout is proposed. No new hardstanding is proposed. Existing boundary treatments will remain unchanged.

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

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ 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 existing use of the land and building is as a single dwellinghouse (Use Class C3). The dwellinghouse is lawfully established and has been in continuous residential use. The existing building is a lawful residential property.

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

Location Plan (1:1250)
Block / Site Plan
Existing and Proposed Floor Plans
Existing and Proposed Elevations

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

- ☒ Permanent
☐ Temporary

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

The proposed development is permitted by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal comprises a single-storey rear extension to a detached dwellinghouse. The extension is located to the rear of the original dwellinghouse and is within the limitations and conditions set out under Class A.

The property is not a listed building and is not located within a conservation area. The proposal therefore constitutes permitted development and a Lawful Development Certificate should be granted.

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

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

Ka Ho Fong

Date

02/02/2026