



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

50

Suffix

Property Name

Address Line 1

Holmes Crescent

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG41 2SD

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

Easting (x)

Northing (y)

479938

167828

Description

Applicant Details

Name/Company

Title

Mr

First name

Kieran

Surname

Fincken-Thorne

Company Name

Address

Address line 1

50 Holmes Crescent

Address line 2

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG41 2SD

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 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)

Proposal is to partially convert integrated garage to habitable space. This will involve:

- removing the wall between the garage and existing kitchen
- partially remove wall between existing garage and hallway to allow kitchen to be extended
- extending kitchen into existing garage by approx 1.2 metres
- creation of small utility room next to extended kitchen
- creation of downstairs toilet/clockroom next to new utility room
- creation of new external access doorway through new utility room to side of property
- change of existing door and window in existing kitchen area to a window
- remove internal wall from kitchen area to dining area
- install electric vehicle charging point on side of property behind gate (no visible from front or highway)

Overall, remove wall, extend kitchen and create a utility room and downstairs toilet into existing garage. A small storage area will remain.

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

I consider the existing use of the land and buildings to be lawful for the following reasons:

Property History: The land and buildings have been used as a residential property for approximately 60 years, with the integrated garage being an original part of the house.

Permitted Use: The use of the land and buildings for residential purposes complies with the local planning regulations and zoning laws in Wokingham, which allows for home extensions under Permitted Development Rights.

No Previous Enforcement: There have been no previous enforcement actions or notices served against the property or its use, indicating that the current and past uses are recognized and accepted by the local planning authority.

Compliance with Building Regulations: Any previous alterations to the property, including the garage, have been carried out in compliance with building regulations, ensuring they are lawful."

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

No planning permission has been sought for this application. Previous planning applications for the property showing the garage are:

- 30977 (Jul-1988)
- 130483 (2013)

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?

A Lawful Development Certificate should be granted for this proposal because:

Permitted Development Rights: The proposed extension and alterations fall within the scope of Permitted Development Rights as outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015. This ensures that the project does not require full planning permission and adheres to legal guidelines for home improvements.

Residential Use: The property is classified under Use Class C3 for residential dwellings. The planned extension does not change the property's use or contravene any zoning or planning regulations.

Previous Lawful Use: The property has a history of lawful residential use, with no prior enforcement actions or planning violations. This supports the continuous lawful status of the property.

Clear Intent to Comply: The application demonstrates a clear intent to comply with all relevant legal requirements and maintain the lawful status of the property. Granting this certificate will ensure that the development is transparent and adheres to planning laws."

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

Kieran Fincken-Thorne

Date

31/01/2025