



**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	12
Suffix	
Property Name	
Address Line 1	Burgess Close
Address Line 2	
Address Line 3	Wokingham
Town/city	Woodley
Postcode	RG5 3LJ

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

Easting (x)	Northing (y)
475847	172030
Description	

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Bate

Company Name

Address

Address line 1

12 burgess close

Address line 2

Woodley

Address line 3

Town/City

Reading

County

Hampshire

Country

United Kingdom

Postcode

RG53LJ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

Concrete office (like a concrete build garage) built on a concrete base, 20 feet 3 inches wide by 12 feet 1 inch deep at the rear of the garden next to the fence line. no new access or anything like that, this is just a panel garden office structure, the building will be within permitted development details below

Pent Anthracite Garden Room (Pent single slope roof)

- 12'1" long x 20'3" wide
- 6'6" to the eaves & concrete height
- Unique Interlocking concrete panels
- Pebble dash finish to rear & two sides
- Pvc cladding to the front in a choice of colours & designs
- Maintenance free Anthracite pvcu fascia's & trims
- 40mm Insulated Box profile roofing sheets in Merlin Grey
- Guttering and downpipe to rear in Black
- Two of 2' wide x 6'6" Full height opening windows, double glazed pvcu in Anthracite
- One set of 4' wide x 6'6" height French fully glazed pvcu Patio doors in Anthracite

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 land is currently part of the garden.

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

N/A

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?

This is just a home office, within permitted development, made of concrete to be non-combustable as it is next to the boundary within height for a this type of permitted development. This room will be used just for a home office and hobbies to provide a little extra room for us. I was not sure if the building is considered temporary or permanent as it is constructed directly on a concrete base, no foundations or anything like that, and can be constructed in a matter of days and removed as quickly

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

Martin Bate

Date

11/08/2025