



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

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

Suffix

Property Name

Barn Farm

Address Line 1

Wokingham Road

Address Line 2

Address Line 3

Wokingham

Town/city

Hurst

Postcode

RG10 0RX

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

Easting (x)

480108

Northing (y)

172533

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Parsons

Company Name

Address

Address line 1

Damsonwell Wokingham Road

Address line 2

Address line 3

Town/City

Hurst

County

Wokingham

Country

Postcode

RG10 0RX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Demolition of 2 outbuildings and existing porch structure, erection of two-storey side extension and new single storey front extension

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:

Walls

Existing materials and finishes:

red / orange facing brick work

Proposed materials and finishes:

mid-range oak vertical cladding at first floor level and red / orange facing brick work to match existing

Type:

Roof

Existing materials and finishes:

slate tiles

Proposed materials and finishes:

slate tiles to match existing

Type:

Windows

Existing materials and finishes:

upvc

Proposed materials and finishes:

upvc to match existing

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

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

446-01, 446-02, 446-03, 446-10, 446-11, 446-OS1, DAS, Newt Statement

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

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

Addition of 1 bedroom. Site is shown to have space for 4 parking spaces plus 2 in the existing garage

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

251989

Date (must be pre-application submission)

06/10/2025

Details of the pre-application advice received

- Arboricultural Impact Assessment and Method Statement required to show the proposed extension in relation to the root protection area for the Oak and indicates the proposed extension is outside the RPA of the tree but will require ground protection during the construction period. I have no concerns regarding the relationship of the proposed extension with the protected tree and will require the tree report to be included as part of any planning application.
- Need to understand the location of any new area of patio which is likely to be located within the RPA of the tree which will cause harm to the tree.
- Suggests the internal configuration of the dwelling will need to be revised so the new patio is either located on the north-eastern corner of the dwelling or on the eastern side of the dwelling so as not to impact on the TPO tree.
- Priority habitats and ecological considerations would need to be addressed in any application, including the submission of a preliminary bat roost assessment, which should form part of an extended Phase 1 Habitat and Species Scoping Survey, along with any necessary Phase 2 surveys.
- Short assessment required demonstrating that the proposals would not pose a risk to GCN populations, and setting out the measures to be taken during demolition and construction to safeguard against significant impacts and provide appropriate compensation where necessary.
- In the event planning permission is granted, and the exceptions do not apply, paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 grants permission subject to the condition “(the biodiversity gain condition”) and that development may not begin unless:
 - a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.
- The application site is located within Flood Zone 2, which indicates a medium probability of flooding. In accordance with the NPPF and relevant technical guidance, the applicant is required to submit sufficient information to demonstrate that the proposed development would be safe over its lifetime, taking account of the vulnerability of the development and the flood risk at the site.
- The site lies outside development limits where Policy CP11 restricts extensions that result in inappropriate increases in scale, form or footprint. Whilst the modest front extension is likely to be acceptable in principle, the larger extensions appear substantial and potentially comparable in size to the host dwelling. Any full application requires volume calculations and elevations to confirm the true scale. If excessive, reductions will be necessary to ensure the extensions remain subservient to the host dwelling, proportionate in form, and consistent with the rural character of the surrounding area.

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

James

Surname

Taylor

Declaration Date

09/12/2025

☒ 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

James Taylor

Date

10/12/2025

Amendments Summary

name of property amended - we cannot change the site address details to reflect the new name of the property as Damsonwell.