



**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

Suffix

Property Name

The Elms

Address Line 1

Lambwood Hill

Address Line 2

Address Line 3

Wokingham

Town/city

Grazeley

Postcode

RG7 1JN

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

Easting (x)

469362

Northing (y)

166275

Description

Applicant Details

Name/Company

Title

Mr

First name

paul

Surname

king

Company Name

Address

Address line 1

The Elms, Lambwood Hill

Address line 2

Grazeley

Address line 3

Town/City

READING

County

Berkshire

Country

United Kingdom

Postcode

RG7 1JN

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

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 two sheds have been in situ in the paddock for at least 20 years and are now falling down with rats nesting inside. We would like to completely remove the sheds and replace them with a Greenhouse.

The Greenhouse has a slightly smaller floor area and will be on the same footprint as the sheds.

The sheds each have a total floor area of 7.17 sq m (so total 14.34sq m) with 0.92 m between each shed. The Greenhouse has a floor area of 13.48 sq m.

There will be no harm to the paddock countryside setting or the setting of The Elms by replacing the sheds with a greenhouse.

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

Location Plan
Site Plan
Block Plan
Proposed Greenhouse - Plans
Photo of existing sheds to be removed and replaced with Greenhouse
Notes

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Countryside

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Countryside

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The two sheds have been in situ in the paddock for at least 20 years and are now falling down with rats nesting inside. We would like to completely remove the sheds and replace them with a Greenhouse.
The Greenhouse has a slightly smaller floor area and will be on the same footprint as the sheds.
The sheds each have a total floor area of 7.17 sq m (so total 14.34sq m) with 0.92 m between each shed. The Greenhouse has a floor area of 13.48 sq m.
There will be no harm to the paddock countryside setting or the setting of The Elms by replacing the sheds with a greenhouse.

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

paul king

Date

15/12/2025