



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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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

116

Suffix

Property Name

Address Line 1

Nine Mile Ride

Address Line 2

Address Line 3

Wokingham

Town/city

Finchampstead

Postcode

RG40 4JA

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

Easting (x)

478943

Northing (y)

164681

Description

Applicant Details

Name/Company

Title

Mr

First name

Garrick

Surname

Hooper

Company Name

Address

Address line 1

116 Nine Mile Ride

Address line 2

Finchampstead

Address line 3

Town/City

Wokingham

County

Wokingham

Country

GB

Postcode

RG40 4JA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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)

Construction of the detached double garage previously approved under planning permission F/2012/1156, in accordance with the approved drawings PCa/270/PL1 and PCa/270/PL2.

The works comprise the erection of a detached brick-built double garage with a hipped tiled roof, sectional double garage door to the west-facing/front elevation, external personnel door and window to the south-facing flank elevation, together with associated rainwater goods and drainage.

The garage is to be constructed in the same position, footprint, scale and external form as shown on the originally approved plans. Its precise siting and dimensions are shown on drawing PCa/270/PL2, with the overall site relationship shown on PCa/270/PL1.

No alteration to the existing vehicular access from Nine Mile Ride is proposed, no new street is proposed and no new means of enclosure is proposed. The existing driveway/hardstanding serving the site will remain, subject only to any local making-good necessary in connection with construction of the garage.

This application seeks confirmation that these remaining building operations may lawfully be carried out pursuant to the original planning permission, which the applicant considers was lawfully commenced within its implementation period.

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 and existing dwelling have a long-established lawful residential use as a single dwellinghouse and no change of use is proposed as part of this application.

The existing dwelling is a lawful building. Alterations to the dwelling were previously granted planning permission under application F/2012/1156 and were subsequently carried out by the former owners. These works included the conversion of the former integral double garage, removal of the two garage doors, masonry infilling of the openings and installation of replacement windows to the front elevation, together with the approved alteration to the side elevation.

These alterations remain in place today and were undertaken within the implementation period of the planning permission. Building Control records/completion documentation are provided where available as supporting evidence of the timing of those works.

The proposed detached garage would be ancillary to the existing lawful residential use of the property. No change to the lawful use of the land or dwelling is proposed.

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

Planning permission F/2012/1156 and associated approved plans, including drawings PCa/270/PL1 and PCa/270/PL2; Wokingham Borough Council Building Regulations documentation under reference FP/2012/4157, including the Building Control letter dated 25 January 2013 relating to the detached double garage, conversion of the existing double garage, internal alterations and new doors and windows.

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 because planning permission F/2012/1156 was lawfully commenced within the period allowed for implementation and therefore remains extant.

The permission approved a combined scheme comprising alterations to the existing dwelling together with the erection of a detached double garage. Within the implementation period, substantive external building operations forming part of that approved development were carried out by the previous owners. These included removal of the two existing integral garage doors, masonry infilling of the former garage openings, installation of new windows to the front elevation and the approved alteration to the side window/opening. These works remain in place today and correspond with the approved plans.

Contemporary Wokingham Borough Council Building Control documentation under reference FP/2012/4157, dated 25 January 2013, also relates to the same scheme and describes the works as "Detached double garage. Conversion of existing double garage + internal alterations + new doors and windows."

The applicant therefore considers that physical building operations forming part of the development authorised by F/2012/1156 were undertaken within the required implementation period, thereby lawfully commencing the planning permission.

The detached double garage was not constructed at that time, but formed part of the same approved development. The present proposal is therefore to complete the remaining garage element in accordance with the originally approved siting, dimensions, scale and appearance shown on drawings PCa/270/PL1 and PCa/270/PL2.

On this basis, the applicant considers that planning permission F/2012/1156 remains extant and that construction of the approved detached double garage would constitute lawful development

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

Garrick Hooper

Date

25/08/2026