



**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

7

Suffix

Property Name

Address Line 1

Bean Oak Road

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 1RH

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

Easting (x)

482727

Northing (y)

168960

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Collins

Company Name

Address

Address line 1

7 Bean Oak Road

Address line 2

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG40 1RH

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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)

Proposal to replace 3 existing wooden sheds with a new single bespoke wooden shed.

New wooden shed would replace 3 existing beyond economical repair wooden sheds, on the same site. No changes to access or egress foreseen, access to the rear of the property would be maintained as is today by side gate.

New shed would be professionally hand built to take advantage of area available to maximise storage space.

Only storage and DIY workshop use, all development would be behind principle elevation, with an overall height max 2.5m single story flat roof design.

Proposed new shed would have an area of 19.2m²

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

Existing and Proposed aligns with the requirements for permitted development :

- Storage / Shed use only.
- Behind principal line of elevation
- Not in national parks or world heritage sites.
- Single Storey below the 2.5M overall height requirement (as it is within 2m of boundary).
- Situated within the property Curtilage.
- Total Area covered by buildings much less than 50%
 - o Proposed would be Approx. 19.2 m² for the new shed
 - o Proposed + existing extensions and previous planning approvals – total 78m²
 - o Total property 560m² - Original house 104m² ; 50%= 228m²

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

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

Other

Other (please specify)

built for purposes incidental to the enjoyment of the household - Garden shed/DIY workshop

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

built for purposes incidental to the enjoyment of the household - Garden Shed/DIY workshop

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

I believe we meet all the requirements under class E building for Permitted development.

Storage / Shed use only.

- Behind principal line of elevation
- Not in national parks or world heritage sites.
- Single Storey below the 2.5M overall height requirement (as it is within 2m of boundary).
- Situated within the property Curtilage.
- Total Area covered by buildings much less than 50%
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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

RE: Replacement shed, 7 Bean Oak Road, Wokingham

Date (must be pre-application submission)

10/11/2024

Details of the pre-application advice received

Good afternoon,

Thank you for your email.

If you require confirmation there are no restrictions on your property that prevent you carrying out your proposal you need to apply for a Lawful Development Certificate via the Planning Portal.

Planning Portal

Kind Regards,

██████

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

Peter Collins

Date

11/11/2024