



**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

Dexter Way

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5GR

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

Easting (x)

477545

Northing (y)

170781

Description

Applicant Details

Name/Company

Title

Mrs

First name

Janandi

Surname

Ratnayake

Company Name

Address

Address line 1

7 Dexter Way

Address line 2

Address line 3

Town/City

Winnersh

County

Wokingham

Country

United Kingdom

Postcode

RG41 5GR

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

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposal involves the conversion of part of the existing garage building into a family room, which will form an integral part of the main dwelling.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Part of a Garage used as a storage room - 14th July 2025

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

It was built under Permitted Development Rights, meaning it didn't need separate planning permission for its construction as an outbuilding.

It has always been used for things like hobbies, storage, or DIY, which are incidental to the main house's use (meaning it supports the house, not a separate business).

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

0937_Structural Drawings and Specifications_7 Dexter Way RG41_2025.07.02

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 for this proposal because the conversion of part of the existing garage into a family room does not constitute a "material change of use" requiring planning permission, nor does it involve operational development that falls outside of permitted development rights.

No Material Change of Use (within C3 Dwellinghouses):

The existing garage, in its traditional use for parking vehicles and domestic storage, is considered incidental to the enjoyment of the dwellinghouse. This means it already falls within the C3 Dwellinghouses use class.

The proposed family room will also be used for domestic and recreational purposes by the occupants of the dwelling, remaining firmly within the C3 Dwellinghouses use class.

A change of use within the same use class (from one incidental residential use to another) is not considered a "material change of use" for planning purposes and therefore does not require full planning permission.

Lawful Existing Structure:

The garage itself was lawfully constructed, likely under Permitted Development Rights for outbuildings or through a previous planning permission. This confirms the legality of the physical building being altered.

Limited Operational Development (within Permitted Development):

The proposal involves converting part of the garage, implying that much of the existing structure will remain. Any internal alterations (e.g., creating a partition, adding insulation, finishes) do not typically require planning permission.

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

Janandi Ratnayake

Date

03/07/2025