



**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](mailto:development.control@wokingham.gov.uk)  
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## 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

65

Suffix

Property Name

Address Line 1

Barkham Ride

Address Line 2

Address Line 3

Wokingham

Town/city

Finchampstead

Postcode

RG40 4HA

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

Easting (x)

479380

Northing (y)

165518

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Christine

Surname

Parnwell

Company Name

### Address

Address line 1

43 Lupin Ride

Address line 2

Address line 3

Off Hatch Ride

Town/City

Crowthorne

County

Berkshire

Country

United Kingdom

Postcode

RG45 6US

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 Proposed Works

Please describe the proposed works

The proposal is to widen the existing driveway at 65 Barkham Ride to improve access and provide safer off-street parking. The works include removing the existing front boundary wall (which is entirely within the applicant's land) and replacing it with a new, shorter wall (shorter by approx 24") to accommodate the widened entrance. No changes are proposed to the dwelling. No alterations are proposed to the kerb, which is already lowered. A very small area of the council-owned grass verge (approximately 2 ft x 3 ft) will be resurfaced in tarmac to align with the widened entrance, but no other works are proposed to the verge or the public highway.

Has the work already been started without consent?

☐ Yes

☒ No

## Materials

Does the proposed development require any materials to be used externally?

☐ Yes

☒ No

## 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

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

"The proposal includes widening the existing vehicle access to improve entry and exit from the driveway. This is an alteration to the current access, not the creation of a new one. The widened opening will be shown clearly on the submitted site plan. Only a very small area of the council-owned verge (approximately 2 ft x 3 ft) is affected to align the entrance, and no other works are proposed to the verge or the public highway."

## Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes  
☒ No

## 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

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

████████████████████

**House name:**

██████████

**Number:**

██

**Suffix:**

**Address line 1:**

██████████

**Address Line 2:**

**Town/City:**

██████████

**Postcode:**

██████████

**Date notice served (DD/MM/YYYY):**

01/01/2026

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

Mrs

First Name

Christine

Surname

Parnwell

Declaration Date

18/01/2026

☒ 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

Christine Parnwell

Date

21/01/2026

Amendments Summary

"I have updated the ownership certificate to Certificate B, added the joint owner's details, corrected the notice date, and replaced the required documents as requested by the case officer. No changes have been made to the proposal itself."