



**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

Householder Application for Planning Permission for works or extension to a dwelling; Listed
Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
Areas 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	47
Suffix	
Property Name	
Address Line 1	The Terrace
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG40 1BP

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

Easting (x)	Northing (y)
480790	168854

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Kiszczyk

Company Name

Address

Address line 1

47 The Terrace

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG40 1BP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Alexander

Surname

Kiszcuk

Company Name

AJK Architecture + Design Ltd

Address

Address line 1

Unit 121

Address line 2

Edinburgh House

Address line 3

170 Kennington Lane

Town/City

LONDON

County

Country

Postcode

SE11 5DP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Existing modern conservatory to be removed, erection of a new ground floor single storey conservatory extension with roof lantern, refurbishment of existing windows and instalment of secondary glazing to 7 no. windows, existing window cill at rear to be lowered and reinstated with a single door, modern garage door replaced with traditional timber stable doors, new electric charging point to be installed, 1 no. step to be removed from front external stairs and stairs overlaid in stone, stone copings to be added to front boundary wall, 1 no. new rooflight and 1 no. rooflight replaced. Internal alterations to include the removal of some partition walls and doorways/openings formed, new internal walls to be formed, WC to be relocated and other WC to be removed, rear staircase to be replaced, boiler and tank to be relocated with new, fuse board to be relocated, removal of existing pipework to ensue

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
- ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
- ☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
- ☒ No

c) Demolition of a part of the listed building

- ☒ Yes
- ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

1107.00	Cubic metres
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What is the volume of the part to be demolished?

25.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

2000

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

2000s Conservatory to be removed from rear. Some modern partition internal walls to be demolished

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Conservatory to be replaced with slightly larger traditional conservatory extension. Internal openings will be formed in walls to create a more useable internal layout. The aim is to provide occupants with a better living experience for a young family improving the safety of the stairs and the bedroom arrangements.
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Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
- ☐ No

b) works to the exterior of the building?

- ☒ Yes
- ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
- ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
- ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Existing drawings: EXISTING 277

Proposed drawings: Rev F_PROPOSED 277

Photographic report: 277_ Annotated Photographic Record

Heritage Report: AH1973 47 The Terrace HS

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

White render

Proposed materials and finishes:

White render

Type:

Roof covering

Existing materials and finishes:

Tiles

Proposed materials and finishes:

New orangery extension to have a flat grp / single ply membrane roof.

Type:

Windows

Existing materials and finishes:

Timber

Proposed materials and finishes:

Double-glazed timber to match existing

Type:

External doors

Existing materials and finishes:

metal painted modern garage doors Timber conservatory doors

Proposed materials and finishes:

Garage - To be replaced with traditional timber and double-glazed glass stable style doors New orangery Extension - Timber double glazed doors

Type:

Internal walls

Existing materials and finishes:

Internal timber stud walls painted

Proposed materials and finishes:

Timber stud walls painted

Type:

Other

Other (please specify):

Front steps

Existing materials and finishes:

Masonry

Proposed materials and finishes:

To be clad in stone treads

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Front boundary wall in brick

Proposed materials and finishes:

piers be topped with coping

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Proposed drawings: Rev F_PROPOSED 277

Existing drawings: EXISTING 277

Design & Access statement: 277_Design & Access Statement_REV A

Heritage statement: AH1973 47 The Terrace HS v02

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

Parking

Will the proposed works affect existing car parking arrangements?

☐ 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

See included tree report and tree protection plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Biodiversity net gain

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

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

242343

Date (must be pre-application submission)

11/10/2024

Details of the pre-application advice received

"In summary, the revised scheme is considered to accord with national and local policy and therefore is likely to be acceptable."

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 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

A

Surname

Kiszczyk

Declaration Date

25/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Alexander Kiszczyk

Date

25/10/2024