

**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

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Tom & Catherine

Surname

Brymer

Company Name

Address

Address line 1

35 Wychwood Crescent

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 5RA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed erection of a part single storey part two storey side and rear extension, installation of a new front porch roof along with changes to fenestration plus new lowered driveway with approach path following demolition of existing conservatory and rear extension, outbuildings and garden store.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

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

- ☒ Yes
- ☐ No

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

Type:

Walls

Existing materials and finishes:

Red brick.

Proposed materials and finishes:

Red brick to match existing.

Type:

Roof

Existing materials and finishes:

Red / brown plain tile to main pitched roof; Dark grey / green felt covering to Kitchen flat roof; Clear polycarbonate sheeting to conservatory roof.

Proposed materials and finishes:

Red / brown plain tile to main pitched roof; Red / brown DuoPlain tiles [looks like 2x plain tiles side by side] to lower pitched roofs. Dark grey / green felt covering, or dark grey grp [fibreglass] to Garden Room flat roof;

Type:

Windows

Existing materials and finishes:

White upvc to main house; White metal frame to Garden Store.

Proposed materials and finishes:

The existing windows are proposed to be replaced with a grey upvc or aluminium framed window system; The new windows are proposed to be a grey upvc or aluminium framed window system to match the replaced windows.

Type:

Doors

Existing materials and finishes:

The front door is dark brown wood with glazed side panel. The rear Kitchen door is white upvc half glazed. The patio doors are aluminium framed fully glazed.

Proposed materials and finishes:

The front door is proposed to be grey composite / upvc with fully glazed side panel; The side entrance door [Utility] is proposed to be grey upvc and glazed; The patio doors are proposed to be aluminium framed fully glazed. The garage door is proposed as grey aluminium roller style shutter.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The existing boundary treatment between the proposed extension and the garden of No.33 is of a timber close board fencing style between timber posts, with taller vegetative hedging, trees and general shrubbery. The existing boundary treatment on the South side is close board timber fencing which continues on from the end of the front garden brickwork wall. The front boundary treatment is a low red brick garden wall with variegated shrubbery behind; with variegated shrubbery and sapplings to the North boundary.

Proposed materials and finishes:

The existing boundary treatments would remain the same as far as reasonably practicable. Where the timber outbuilding is demolished along the North boundary line, the proposal is to replace with a boundary treatment of a similar style to that of the existing. The low red brick boundary wall at the front boundary will be retained with a new opening to form the approach path, and the existing driveway openings widened by 1m for vehicle access.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Loose gravel / shingle.

Proposed materials and finishes:

Block paving hard standing. The driveways seen on the left and right of the dwelling when viewed from the front, will be widened by 1 metre and the pavement crossover amended to suit the new arrangement.

Type:

Lighting

Existing materials and finishes:

Wall mounted external lighting.

Proposed materials and finishes:

Wall mounted external lighting.

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

AWA24.04 Planning Statement Householder Application

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.

AWA24.04.09.A Proposed Access Revision A: shows existing conifer marked 1. to front Northern boundary.

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

☒ Yes

☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

AWA24.04.09.A Proposed Access Revision A: shows existing vegetation and foliage to front Northern boundary.

AWA24.04.12.A Applicants Planting Plan Revision A: shows area of existing vegetation to be retained on front Northern boundary [highlighted in red].

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:

AWA24.04.09.A Proposed Access Revision A

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

AWA24.04.09.A Proposes Access Revision A
The proposal will create additional parking including a garage space totaling provision for 5 cars.

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 *****

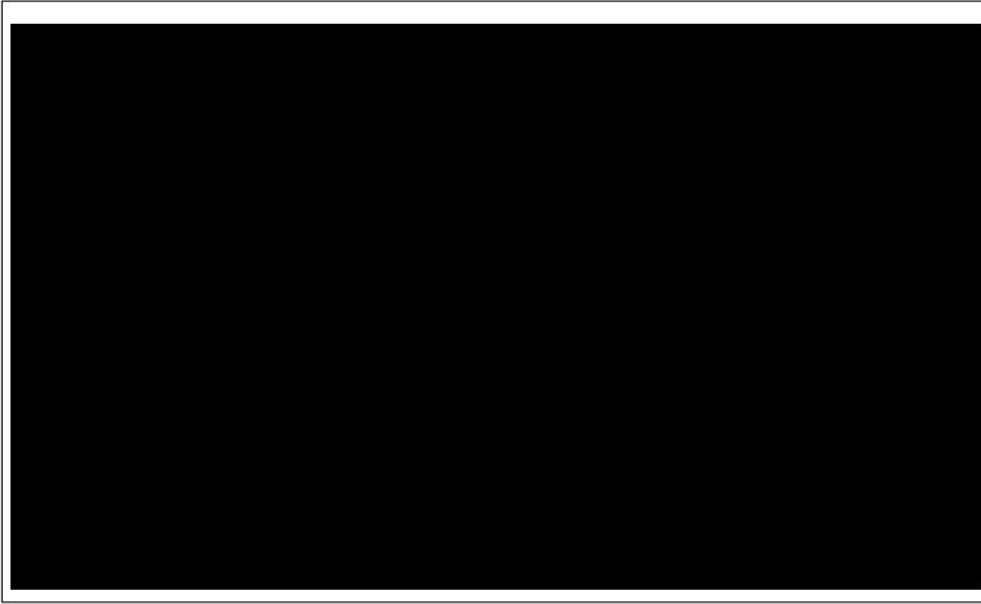
Reference

251977

Date (must be pre-application submission)

27/10/2025

Details of the pre-application advice received



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

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

Guy

Surname

White

Declaration Date

27/03/2026

☒ 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

Guy White

Date

27/03/2026