



**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

38

Suffix

Property Name

Address Line 1

Robin Hood Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Winnersh

Postcode

RG41 5NG

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

Easting (x)

478303

Northing (y)

170947

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Baker

Company Name

Address

Address line 1

116 Bathurst Road

Address line 2

Winnersh

Address line 3

Town/City

Wokingham

County

Country

GB

Postcode

RG41 5JF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Single-storey internal reconfiguration of ground floor including partial conversion of integral garage to form downstairs WC and boot room. External alterations to front (west) elevation comprising: removal of existing tile hanging and replacement with horizontal fibre-cement cladding in dark grey wood-effect finish; installation of external wall insulation to blockwork beneath new cladding; partial infill of front living room window opening with matching brickwork and reduced-size replacement window. Side (north) elevation: new dark grey wood-effect cladding to porch cheek. Rear (east) elevation: partial infill of playroom rear sliding door opening with matching brickwork to cill height and new window above; blocking up of existing rear single door with matching brickwork; replacement of dining room rear sliding door with dark grey bi-folding doors.

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:

Windows

Existing materials and finishes:

White uPVC casement windows

Proposed materials and finishes:

White uPVC casement windows in matching style and colour

Type:

Walls

Existing materials and finishes:

Sand-faced Fletton red facing brick (main walls); clay tile hanging to first floor front elevation

Proposed materials and finishes:

Sand-faced Fletton red facing brick retained to existing walls and matching brickwork to infill panels; tile hanging removed and replaced with James Hardie VL Plank horizontal fibre-cement cladding in dark grey wood-effect finish, fixed over external wall insulation system to front (west) elevation and porch cheek (north elevation)

Type:

Doors

Existing materials and finishes:

Composite front door (dark blue); white uPVC rear single door; white uPVC sliding patio doors to dining room and playroom; metal up-and-over garage door, white.

Proposed materials and finishes:

Front door and garage door unchanged externally; rear single door opening infilled with matching brickwork; dining room sliding door replaced with dark grey aluminium bi-folding doors.

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

Drawing 106-100 — Location Plan (1:1250 @ A3)
Drawing 106-101 — Proposed Site Plan (1:500 @ A3)
Drawing 106-110 — Existing Floor Plans (1:100 @ A3)
Drawing 106-120 — Existing Elevations (1:100 @ A3)
Drawing 106-210 — Proposed Floor Plans (1:100 @ A3)
Drawing 106-220 — Proposed Elevations (1:100 @ A3)

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

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

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

Martin

Surname

Baker

Declaration Date

09/05/2026

☒ 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

Martin Baker

Date

09/05/2026