



**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	37
Suffix	
Property Name	
Address Line 1	Broad Street
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG40 1AU

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

Easting (x)	Northing (y)
481059	168706

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Thapar

Company Name

Address

Address line 1

37 Broad Street

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG40 1AU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

MICHELLE

Surname

PURNELL

Company Name

Heritage Fusion

Address

Address line 1

Abbey House

Address line 2

282 Farnborough Rd

Address line 3

Town/City

Farnborough

County

Country

United Kingdom

Postcode

GU14 7LZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Rear ground floor and basement extension to existing house. New side conservation rooflights. New set back dormer within roof valley behind chimney. Internal alterations and refurbishment. Removal of part of the side wall and replacement with a fence. Internal refurbishment and alterations. Replacement of UPVC windows and composite front door.

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

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).

2174 E01 Location Plan
2174 E02 Site Plan - Topographic Survey
2174 E03 Existing Ground and Lower Ground Floor Plans
2174 E04 Existing First and Second Floor Plans
2174 E05 Existing Elevations Front and Side
2174 E06 Existing Elevations Side and Rear
2174 E07 Existing Roof Plan
2174 P20 P2 Proposed Basement Plan
2174 P21 P3 Proposed Ground Floor Plan
2174 P23 P2 Proposed Second Floor Plan
2174 P24 Proposed Roof Plan
2174 P25 Site Plan Proposed Planning
2174 P30 Proposed Front and Side Elevation
2174 P31 A Proposed Rear Elevation
2174 P32 Rear 3D Views
2174 P33 Front 3D View

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: Rainwater goods Existing materials and finishes: Cast iron Proposed materials and finishes: New cast iron rainwater goods to extensions
Type: Boundary treatments (e.g. fences, walls) Existing materials and finishes: Brick wall Proposed materials and finishes: Fence where wall needs to be removed to achieve 2.4m wide parking space Repair remaining boundary wall like for like
Type: External doors Existing materials and finishes: Composite front door Proposed materials and finishes: Traditional timber panel front door Black Critall style glazed doors to basement/ GF extension
Type: Windows Existing materials and finishes: Traditional painted timber sash windows, uPVC windows to Lower ground bay Proposed materials and finishes: Timber sash windows to replace uPVC windows. Black frame crittall style glazing to basement/ground floor extension Redecoration and refurbishment of first floor existing windows like for like Timber sliding sash windows to new family bathroom New second floor landing window to match adjacent. Low profile conservation rooflights
Type: External walls Existing materials and finishes: Red brick with stone quoins Proposed materials and finishes: Red brick to match existing to rear extensions Make good rear elevation like for like following removal of rear staircases Leaded dormer

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

2174 Design and Access Statement
2174 E01 Location Plan
2174 E02 Site Plan - Topographic Survey
2174 E03 Existing Ground and Lower Ground Floor Plans
2174 E04 Existing First and Second Floor Plans
2174 E05 Existing Elevations Front and Side
2174 E06 Existing Elevations Side and Rear
2174 E07 Existing Roof Plan
2174 P20 P2 Proposed Basement Plan
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2174 P30 Proposed Front and Side Elevation
2174 P31 A Proposed Rear Elevation
2174 P32 Rear 3D Views
2174 P33 Front 3D View

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

If Yes, please describe:

Existing side garden was converted from a parking space under a previous planning application. Wish to reinstate using existing highway access.
Trim back short section of existing side wall to allow for a car parking space.
Replace short section with a timber fence to achieve 2.4m width

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

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

First Name

Surname

251633

Date (must be pre-application submission)

04/08/2025

Details of the pre-application advice received

Principle of residential development is acceptable.

The roof form and appearance of no. 37...provides a strong contribution to the significance of the building. The architectural interest is drawn from the prominent, uninterrupted nature of the pitches, with the mirrored chimney stacks.

The introduction of a further window, of modest size and appropriate detailing, would not...unduly harm the appearance or interest of the side flank.

It would not be unusual or surprising to see ['Tower' elements] to the rear built-form. Appropriately executed in material and detailing, it may even be able to be read as original/historic.

As the subterranean space already exists, the principle of going below ground can be accepted.

There is...benefit in removing the metal fire escape and associated elements which clutter the rear elevation.

The overall form and massing of the 'single' storey element is relatively modest and would allow for the rear elevation still to be clearly read and understood, even combined with the 'tower' element. These alterations...are considered sympathetic to the host and of a high architectural standard.

No concerns are raised over the insertion of stud rooms to create ensuite bathrooms

There is the opportunity to reinstate, where appropriate, architectural features and detailing. More specifically, the front door and sash windows to the lower ground floor

The single storey extension would slightly enclose a section of No.35s rear patio, however, this would not be detrimental to the amenities of the neighbouring occupant. The first-floor extension would be sited centrally within the plots boundaries, thus mitigating any potential loss of light or overbearing impact to adjacent sites. Additional rear facing fenestration would not provide a significantly different outlook than the existing fenestration, such that there would be no unacceptable privacy impact

According to the WBC Car Parking Standards, the development...will require three parking within the red line boundary. Each parking space shall have minimum dimensions of 5.0m x 2.5m. While the existing driveway can unlikely provide sufficient parking spaces of suitable dimensions, the Highways will have no objection to the proposal if [1 on-site parking] within the red line can be fully retained.

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

Mrs

First Name

MICHELLE

Surname

PURNELL

Declaration Date

12/09/2025

☒ 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

MICHELLE PURNELL

Date

12/09/2025