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

Application for a Lawful Development Certificate for a Proposed Use or Development

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: 10

Suffix:

Property Name:

Address Line 1: Shepherds House Lane

Address Line 2:

Address Line 3: Wokingham

Town/city: Earley

Postcode: RG6 1AD

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

Easting (x): 474323

Northing (y): 173697

Description:

Applicant Details

Name/Company

Title

Mr

First name

Aftab

Surname

Ahmad

Company Name

Care4YTH LTd

Address

Address line 1

10 Sheperds House Lane

Address line 2

Address line 3

Town/City

READING

County

Country

GB

Postcode

RG61AD

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

◯ Yes
⊘ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

⊘ Yes
◯ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposed use is for the existing dwellinghouse to provide a residential home for a maximum of two children/young people, living together as a single household and receiving care and support from suitably qualified care staff.
The property will retain its residential character and will continue to function as a home, with normal domestic activities including sleeping, eating, cooking, recreation and day-to-day living. Care staff will provide supervision and support to the children in accordance with their individual care needs.
The home will operate 24 hours a day, seven days a week, as the property will be the children's primary residence. Staff will work on a rota basis to provide the necessary care and supervision, including overnight cover.
No industrial, commercial or manufacturing processes will be undertaken at the property and no specialist machinery or equipment will be installed in connection with the proposed use. There will be no external alterations or building operations forming part of this application.
The proposed use is limited to a maximum of three resident children/young people.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing lawful use of the property is as a single dwellinghouse within Use Class C3 (dwellinghouses). The property has been used for ordinary residential purposes as a single dwellinghouse. This use has not ceased and remains the existing lawful use of the property at the date of this application

Has the proposal been started?

◯ Yes
⊘ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing lawful use of the property is as a single dwellinghouse within Use Class C3 (Dwellinghouses). The property has historically been used for residential purposes as a single dwellinghouse and there has been no material change from that lawful use. The existing lawful residential use has not ceased.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C2 - Residential institutions

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The application seeks confirmation under Section 192 of the Town and Country Planning Act 1990 that the proposed use of the existing dwellinghouse as a small residential children's home (Use Class C2) for a maximum of two children would be lawful and would not constitute a material change of use requiring planning permission.
The property will accommodate a maximum of two children as their primary residence and will continue to operate in a domestic residential manner. The children will undertake ordinary day-to-day household activities including sleeping, eating, studying, recreation and other normal domestic activities. Care and supervision will be provided by appropriately trained staff on a rota basis, 24 hours a day, seven days a week.
The property will remain a single residential unit and will not be subdivided into separate units. No industrial or commercial processes will take place, no specialist machinery will be installed, and no external alterations or operational development form part of this application.
Although the proposed use falls within Use Class C2, whether a change between C3 and C2 constitutes a material change of use is a matter of fact and degree, having regard to the nature, scale and character of the activities involved.
Given the small scale of the proposed home, limited to a maximum of two resident children, together with its domestic character and residential operation, it is considered that the proposed use would not result in materially different planning circumstances or a material change in the character of the property compared with its existing residential use.
Accordingly, the proposed use would not amount to a material change of use requiring planning permission, and a Lawful Development Certificate is sought under Section 192 of the Town and Country Planning Act 1990.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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
- [x] Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED ******

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

Aftab Ahmad

Date

06/10/2026