



**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	53
Suffix	
Property Name	
Address Line 1	Budges Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wokingham
Postcode	RG40 1PL

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

Easting (x)	Northing (y)
481979	169513

Description

Applicant Details

Name/Company

Title

Mr

First name

Mehmet Ali

Surname

Sagiroglu

Company Name

Address

Address line 1

53 Budges Road

Address line 2

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

Rg401pl

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposed works include a single-storey front extension to align the existing living room with the proposed porch, improving the internal layout and front elevation. Additionally, the existing garage roof will be raised by approximately 25cm to create usable internal space, including a utility room and WC. A pitched roof structure will be added over the front portion of the garage and porch to enhance the visual coherence of the façade. No increase in the overall footprint beyond the proposed front extension is included.

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:

Roof

Existing materials and finishes:

The existing dwelling features a pitched roof finished with concrete roof tiles. The garage currently has a flat roof with grey felt or bitumen-based shingles, not visible from the front elevation.

Proposed materials and finishes:

The new pitched roof over the garage and porch will be constructed using roof tiles to match the existing main house roof in both material and color. The profile and pitch of the roof are designed to ensure a coherent and harmonious appearance from the front, aligning with the existing dwelling's character.

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Any new wall elements will be constructed using brick or render to match the existing external finish in color and texture.

Type:

Windows

Existing materials and finishes:

White uPVC framed double-glazed windows with Georgian-style bars, consistent across the front elevation and throughout the property.

Proposed materials and finishes:

No new windows are proposed. Existing windows will be retained without alteration. Any adjacent new elements (e.g. porch structure) will be designed to complement the existing window style and finish.

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

Please find attached the supporting documents for the planning application regarding the proposed modifications at 53 Budges Road, RG40 1PL.

The submission includes the following documents:

Proposed and Existing Drawings

(File name: Proposed_Plans_53_Budges.pdf)

Existing Ground Floor Plan

Proposed Ground Floor Plan

Existing and Proposed Elevations (Front and Side)

Design and Access Statement

(File name: Design_and_Access_Statement_Sagiroglu.pdf)

Outlines the design rationale, materials, visual impact, and access considerations for the proposed works.

These documents are provided to support the application and demonstrate that the proposed development is proportionate, visually coherent with the existing dwelling, and in keeping with the character of the surrounding area.

Should any further information be required, we are happy to provide it upon request.

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

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

250278

Date (must be pre-application submission)

07/02/2025

Details of the pre-application advice received

The advice confirmed that the submitted drawings at that stage were not scaled and did not include elevation views; therefore, a definitive conclusion on whether the works would fall under Permitted Development could not be given.

It was recommended that a Certificate of Lawfulness application be submitted if the applicant believes the works fall under Permitted Development.

However, based on further design development, including visible changes to the front elevation (pitched roof and open porch), we choose to proceed with a full planning application instead.

The advice letter has been reviewed in detail and informed the design approach submitted with this application.

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

Mehmet Ali

Surname

Sagiroglu

Declaration Date

07/04/2025

☒ 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

Mehmet Ali Sagiroglu

Date

07/04/2025