



**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

39

Suffix

Property Name

Address Line 1

Forest Road

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 4BQ

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

Easting (x)

477992

Northing (y)

173940

Description

Applicant Details

Name/Company

Title

Mr

First name

Paulo Jose Alves

Surname

Abreu

Company Name

Address

Address line 1

39 Forest Road

Address line 2

Address line 3

Town/City

Woodley

County

Wokingham

Country

Postcode

RG5 4BQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

02035811233

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

02035811233

Secondary number

Fax number

Email address

colin.tebb@studiocharrette.co.uk

Description of Proposed Works

Please describe the proposed works

Retrospective application for Planning Permission for part change of use of garage to office and proposed replacement car parking space to front. (Conditions 11, 15 and 19 of the original permission - "Sandford Farm" development, prevents garage conversions and other works).

Has the work already been started without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

05/02/2025

Has the work already been completed without consent?

☒ Yes

☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

06/05/2025

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:

Vehicle access and hard standing

Existing materials and finishes:

Front garden

Proposed materials and finishes:

Light grey tegular paving

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

Location Plan;

Block Plans

(Previous) Existing layout and elevations

Proposed layout and elevations

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

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

Shown on Block Plan

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:

Temporary use of garage as an office, but which can be reverted back to a garage. .

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
-
- Planning Portal Reference: PP-14178727

First Name

Anna

Surname

Valentine

Reference

Subject: Re: REF: RFS/2025/090480 - 39 Forest Road

Date (must be pre-application submission)

19/06/2025

Details of the pre-application advice received

As explained at your property today, many houses have 'permitted development' rights whereby driveway installation and garage conversions would be allowed under these rights. However, in most new build estates like yours these rights have been taken away. You were therefore unknowingly misinformed by the Wokingham Borough Council website and your builders about not needing permission.

The most relevant conditions on the attached consent are conditions 11, 15 and 19. These conditions control landscaping on your estate and remove 'permitted development' rights for things like garage conversions and extensions.

In terms of your driveway, I believe that because condition 11 only controlled landscaping for 5 years and because permitted development for class F (hardstanding) has not been removed, your driveway would not have required permission. However, I will be double checking this with my manager on Monday.

In terms of your car port conversion, I was initially under the impression today that this was more of a garage conversion whereby the exterior of the property had not changed but you had added a home office, but with space remaining for a parked car. However, your email below and google earth images would suggest these works would have been classed as an 'infill extension' whereby a car space has been filled in to create habitable accommodation and the exterior of the property has been changed with bricks and a window. In a typical case this may have fallen under class A permitted development (enlargement, improvement, or alteration), however, class A permitted development rights have been removed for your estate. This would mean that your car port/ garage conversion would have required planning permission.

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

Colin

Surname

Tebb

Declaration Date

15/07/2025

☒ 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

Colin Tebb

Date

15/07/2025