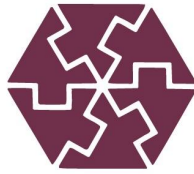


Planning, Reading Borough Council  
Civic Offices, Bridge Street, Reading RG1 2LU

Website: [www.reading.gov.uk](http://www.reading.gov.uk)  
Tel: 0118 9373787



# Reading

BOROUGH COUNCIL

## 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="466497"/> | <input type="text" value="174666"/> |

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Adam

Surname

Wlasak

Company Name

### Address

Address line 1

36 Sherwood Rise

Address line 2

Purley On Thames

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG8 8RW

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

I am writing to request retrospective planning permission for a 1.8 meter high fence that I have had installed alongside the public highway of 5 Southerndene Close, Tilehurst, Reading, RG31 6ND. It is 9 meters long near the road curb ( circa 20 cm back from the curb). The dotted line on the block plan provided.

I was not aware that planning permission was required for putting up a fence on ones own land and this has only come to light as I am in the process of selling the property. The future owners have requested I receive retrospective planning approval before completing the purchase.

In November 2024 I received approval to have a driveway installed at the front of the property. This allowed easier access for elderly people to walk from their car to the front door. This was PL/24/1302.

There was a very large and overgrown hedge that needed to come down to build the driveway. All the hedges and plants in the property were overgrown as my dad was living in the property till his late 80's and it was not a priority for him to cut back. It measured at least 10ft high and 8 ft wide and affected the sunlight in the property. This can be seen in the overhead photo of the property I am attaching. The line of the hedge also meant that the property had a very small and limited private lawn/ back garden.

When the overgrown hedge was taken down, it took away the privacy of the existing small garden and created a security risk for the property. The garden was now clearly visible from Chepstow Road hence the fence was put up.

The fencing that has been put up has made the garden a usable space and the future buyers are keen to keep the fence where it is. They also really like the look of the fence.

When installing the drive we have left an area along the side of the driveway for plants and shrubs to be planted and we are leaving this for the new owners to choose what they want to plant (This can also be seen on the block plan next to the driveway in front of the property.

Please let me know what further detail you may require.

Regards

Adam Wasak

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)

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)

## Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes  
☒ No

## 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

The hedge that has been removed is labelled H1 on the overhead photo of the property

## 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

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

5 Southerndene Close Fencing query

Date (must be pre-application submission)

24/09/2025

We spoke earlier today and you explained that you have installed within the past 11 months a new 1.8 m high fence next to the highway. You wanted to know about the process for obtaining retrospective planning permission for the fence as it exceeds the height for the fence to be "permitted development" by 800mm.

As explained we need to consult neighbours on your development and there may be objections to the impact on the character of the close caused by the fence. Therefore, as part of your application you should include a statement to explain why you have done it and if any mitigation is proposed to improve the appearance.

Applications can be submitted on the Planning Portal. You will need a location plan, a block plan and drawings or annotated pictures of the fence with the dimensions added. The planning fee is £262 plus a handling fee by Planning Portal.

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

22

**Suffix:**

**Address line 1:**

Florida Drive

**Address Line 2:**

**Town/City:**

Exeter

**Postcode:**

EX4 5EX

**Date notice served (DD/MM/YYYY):**

28/09/2025

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Adam

Surname

Wlasak

Declaration Date

28/09/2025

☒ 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

Adam Wlasak

Date

28/09/2025