

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252797
Site Address:	240 Loddon Bridge Road, Woodley, RG5 4BS
Expiry Date:	23 December 2025
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
152909	Householder application for the proposed conversion of existing garage to additional habitable accommodation.	Approve 27 th November 2015

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: A two storey semi detached dwelling located in the residential area of Woodley.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).
The site is not subject to any wildlife or habitat designations.

Class A:

The proposed development as identified on the submitted plans is considered to meet the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultation: All adjoining neighbouring properties were consulted on 14 November 2025 and given the statutory 21 days to respond. No objections have been received.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from

consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Conclusion: As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION	
Recommendation:	Prior Approval Not Required
Date:	17 December 2025
Earliest date for decision:	5 December 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	17/12/25