

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252530
Site Address:	5 Walton Close, Woodley, Wokingham, RG5 3EP
Expiry Date:	1 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 4.60m, for which the maximum height would be 3.32m and the height of the eaves 2.30m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
None relevant		

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site refers to a mid-terrace two storey property located within the residential area of Woodley.

Land/ Property Designations

The property is within the Major Development Location of Shinfield. There are no listed buildings at the site, and the property is not within a Conservation Area or other 'Article 1(5) land' (Town and Country Planning (General Permitted Development) Order 1995).

The site is not subject to any wildlife or habitat designations.

Consultation

All adjoining neighbouring properties were consulted on 20/10/2025 and given a minimum of 21 days to respond (10/11/2025).

Appraisal

The proposed development in terms of its dimensions, would comply with paragraph A.1 (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General

Permitted Development) (England) Order 2015.

As per paragraph A.4 (7) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the impact on residential amenity of neighbouring properties must be assessed to determine whether prior approval can be given.

Proposal:

The extension is a proposed larger home rear extension measuring 4.6 metres from the rear of the host property.

Compliance with GPDO:

A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states the single storey extension should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property here is a terraced dwelling, but the rear extension only measures 4.6 metres and therefore, complies with this section.

Part A.1 (g) (ii) requires that the rear extension does not exceed 4 metres in height, the highest point of the roof would measure 3.32 metres above ground level and thus the proposal complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary. This proposal is set right on the boundary but has an eaves height of 2.3 metres, therefore complying with this section.

Part A.4 (7) states that... "where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises". No objections have been received. Nonetheless, the following assessment of potential impacts on neighbour amenity has been made.

Neighbouring Amenity:

Overlooking:

On both sides, the proposed extension will be set along the common boundary. The boundary treatment would help to mitigate against any concerns in respect of overlooking as the proposal is a single storey rear extension only with no side facing windows. Given this, it is not considered that the proposal would result in overlooking and as such, no objections are raised in this regard.

Overbearing:

Again given the single storey nature of the proposal it is not considered the proposal would result in any overbearing harms.

Conclusion

The development accords with the limitations set out in the GPDO and this consideration has taken into consideration the fact the development does not extend beyond the side wall of the principal elevation. Prior approval for the proposed single storey rear extension is required and available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). No objections were received as part of this notification process. From the above assessment, there would not be significant harm to the character of the area or to neighbouring amenities. Therefore, approval can be granted.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Prior Approval Approved
Date:	3 November 2025
Earliest date for decision:	10 November 2025

Recommendation agreed by: (Authorised Officer)	 _____
Date:	<u>14.11.25</u>