

Date: 15 April 2025
Application: 250511



WOKINGHAM
BOROUGH COUNCIL

Mr. Muhtasham Qureshi
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Development Management &
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Dear Mr. Muhtasham Qureshi,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 250511

Site Address: 48 Nightingale Road, Woodley, Wokingham, RG5 3LU

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 5.00m, for which the maximum height would be 2.80m and the height of the eaves 2.40m.

Town and Country Planning (General Permitted Development) (England) Order 2015. Process set out by Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3

I refer to your recent application registered on 11 March 2025 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm neighbour objections were received and the Council has therefore considered the details submitted and hereby confirms that prior approval is refused for the following reason(s):

1. The proposed erection of a single storey rear extension constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order.

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

Informatives

1. This decision is issued in respect of drawings numbered (PA/A694/01) (PL/A694/03) (PL/A694/04) received by the Local Planning Authority on 04/03/2025.

Yours sincerely,

MHead

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Head of Development Management - Place & Growth

Date: 14/04/2025