

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



Expiry Date: 6 April 2026

Application Number: 260465

Location: 80 Arbor Lane, Winnersh, Wokingham, RG41 5JD

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 3.50m and the height of the eaves 3.00m.

Recommendation: Refuse

Conditions and/or Reasons

Prior Approval is not available because the extension is connected to previous additions to the original property and overall enlargement to the dwelling would incorporate a site extension that is more than half the width of the original dwelling, contrary Part 1, Class A, A1(j) iii. The proposal is not permitted development and therefore Prior Approval is not Available.

Recommendation and conditions/reasons agreed: MC

Date: 02.04.2026

REMEMBER - The earliest date for a decision on this application is: **20 March 2026**