

03 June 2025

Planning Department

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

To Whom It May Concern,

PERMITTED DEVELOPMENT APPLICATION FOR ORCHARD COTTAGE, RG10 0SB

I have been instructed by my clients to prepare and submit the enclosed drawings in support of a prior approval application for permitted development to WBC for a 7.1m deep single-storey rear extension to the original dwelling.

SUMMARY OF MAIN ISSUES IN ORDER TO COMPLY WITH PERMITTED DEVELOPMENT RIGHTS

This application is for a Prio Approval Application for a proposed development. This decision is based only on legal issues involved and is not a discretionary matter. As such Local Plan Policies are not relevant for this application with the determination made only in relation to the relevant provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended); see italicised text below.

The proposed extension falls under Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Class A – enlargement, improvement or alteration

Does the site benefit from permitted development rights:

Yes, the site does benefit from permitted development rights.

A. The enlargement, improvement, or other alteration of a dwellinghouse.

A.1 Development is not permitted by Class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PQ or Q of Part 2 of this Schedule (changes of use)

Permission to use the dwellinghouse as a dwellinghouse has not been granted by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule.

The proposal complies.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage.

The proposal complies.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.

The proposal complies.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.

The proposal complies.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse

The proposed rear extension would not extend beyond a wall which forms the principal elevation of the original dwelling or fronts a highway and forms a side elevation of the original dwellinghouse.

The proposal complies.

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

The proposed rear extension is 7.1m deep in line with (g) below.

The proposal complies.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and:
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

The proposed single-storey rear extension extends a maximum of 7.1m from the rear wall of the original detached dwellinghouse and does not exceed 4m in height.

The proposal complies.

(h) the enlarged part of the dwellinghouse would have more than one storey and –
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;”.

The proposed rear extension is single-storey.

The proposal complies.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed rear extension would not be within 2 metres of the boundary of the curtilage of the dwellinghouse and complies with (g) above.

The proposal complies.

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

The proposal complies.

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (e) to (j)

The proposal complies.

(k) it would consist of or include -

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

The proposal complies.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if -

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c)

The application site is not on article 2(3) land and the proposals comply.

The proposal complies.

Conditions

A.3 Development is permitted by Class A subject to the following conditions -

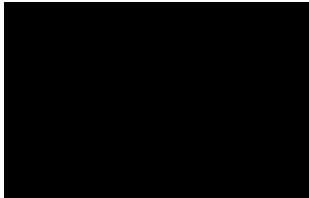
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be -
- (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.
- (c) where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The existing hanging tiles are to be replaced with timber cladding as approved under Application Number: 250815. We therefore propose timber cladding and brickwork to match. The proposal complies.

I trust this summary will assist in your review of these proposals.

Yours sincerely,



Bronwen Gombert

CONNECTED ARCHITECTURE