

PN CLASS A RESI EXTENSION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 July 2026

Application Number: 260920

Location: 34 Bowyer Crescent, Wokingham, RG40 1TF

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.

Recommendation: Approve

Conditions and/or Reasons

1. This decision is in relation to the plans and drawings numbered (ALU-263-022 Existing Garden Elevation), (ALU-263-002 Existing First Floor Plan), (ALU-263-001 Existing Ground Floor Plan), (ALU-263-000 Location Plan), (ALU-263-041 Block Plan), (ALU-263 REV C Proposed Garden Elevation), (ALU-263-102 REV B Proposed First Floor Plan), (ALU-263-101 REV C Proposed Ground Floor Plan) received by the Local Planning Authority on 16/04/26, 27/05/26 and 15/07/26.

2. Prior Approval for the single storey rear extension is available under Article 3 of the Town and County Planning (General Permitted Development Order 2015 (as amended)).

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 17.07.2026

REMEMBER - The earliest date for a decision on this application is: **19 June 2026**