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PLANNING APPEAL

47 Marks Road, Wokingham, RG41 1NR

FULL STATEMENT OF CASE

TIMESCALES

Planning Application (243077) submitted 5th December 2024, validated 13th December 2024.
First communication received from Local Authority 28th January 2025 advising refusal of application.
Application refused 31st January 2025.

APPLICATION

Householder planning application for a 1st floor side extension above existing garage, part two storey part single storey rear extension, and conversion of garage to habitable accommodation, with change of roof to front elevation to pitch tiled.

PROCESS

Careful consideration was given to neighbouring properties with regard to light and overbearing.
The original option to build 2 storeys adjacent to the boundary with No45, was reduced to a single storey for this reason.
The two storey extension adjacent to No49 only extends 2.40m beyond their rear elevation, and is sited 3.10m from their house, separated by their partial garage conversion.
Neighbours to both sides were informally consulted prior to submission, and were happy with proposal submitted.

LOCALITY

There are a number of examples of similar extension being approved within the local area.

REASON FOR APPEAL

We believe that the Planning Officer and Local Authority have failed to subjectively view the application, and have simply 'refused' due to their opinion on 'size'.