

Date: 26 September 2025
Application: 252046



**WOKINGHAM
BOROUGH COUNCIL**

Mr James Taylor
JETArch Design Limited
100 Berkshire Place
Winnersh Triangle
Wokingham
RG41 5RD

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr James Taylor,

PRIOR NOTIFICATION RESPONSE

Application Number: 252046

Site Address: 8 The Shires, Barkham, Wokingham, RG41 4SZ

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 4.95m, for which the maximum height would be 3.50m and the height of the eaves 2.30m.

Wokingham Borough Council hereby confirm that

Conditions and/or Informatives

1. Prior approval for the proposed single storey rear extension is not available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Schedule 2, Part 1, Class A) (as amended), because condition 6 of planning consent 23709 restricts permitted development rights.

Informatives

1. This Decision is issued in respect of the drawings numbered (A1/439/04), (A4/439/OS1), (A4/439/11) & (A1/439/05), received by the Local Planning Authority on 27/08/2025.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](https://www.planningportal.co.uk/form/5/notice-of-chargeable-development.pdf) ([planningportal.co.uk](https://www.planningportal.co.uk)) prior to commencing to determine whether the development is liable. Failure to complete

this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,



Justin Turvey
Head of Development Management - Place & Growth