

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251259
Site Address:	54 Reynards Close, Winnersh, Wokingham, RG41 5NU
Expiry Date:	9 July 2025
Site Visit Date:	Not required unless objection received
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 4.40m, for which the maximum height would be 3.70m and the height of the eaves 2.50m.	

PLANNING HISTORY- No relevant planning history

REPRESENTATIONS

Winnersh Council	Parish	No observations
Neighbours		None received

APPRAISAL

Site Description: Two storey terraced house.

Land/ Property Designations: There are no listed buildings at the site and the property is not within a Conservation Area or other 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).

The site is not subject to any wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 28 May 2025 and given the statutory 21 days to respond. No objections have been received.

Assessment: *Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g) states 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 by more than 6 metres in any other case.*
- (ii) *exceed 4 metres in height;*

The single storey rear extension which would extend beyond the rear wall of the original house by 4.40m, for which the maximum height would be 3.70m and the height of the eaves 2.50m. As such, the rear extension proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g).

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Conclusion: As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

RECOMMENDATION

Recommendation:	Prior Approval not required
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Date:	8 July 2025
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Earliest date for decision:	18 June 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	8 July 2025
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