

Date: 2 April 2026
Application: 260465



**WOKINGHAM
BOROUGH COUNCIL**

Mr D Smit

109 Lady Margaret Road
Southall
UB1 2PP

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear Mr D Smit,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 260465

Site Address: 80 Arbor Lane, Winnersh, Wokingham, RG41 5JD

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 3.50m and the height of the eaves 3.00m.

Town and Country Planning (General Permitted Development) (England) Order 2015. Process set out by Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3

I refer to your recent application registered on 23 February 2026 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm the Prior Approval process is not available for this development and therefore the application is refused for the following reason(s):

1. Prior Approval is not available because the extension is connected to previous additions to the original property and overall enlargement to the dwelling would incorporate a site extension that is more than half the width of the original dwelling, contrary Part 1, Class A, A1(j) iii. The proposal is not permitted development and therefore Prior Approval is not Available.

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

The applicant should be aware that a lawful development certificate of proposed development may be submitted to ascertain whether or not the proposal requires planning permission. In addition to the above right of appeal, the applicant should

also be aware of their right to judicially review the decision of the Local Planning Authority.

2. This decision is in relation to the plans and drawings numbered (80-PA-01 Existing Ground Floor Plan), (80-PA-02 Existing First Floor Plan), (80-PA-03 Existing Roof Plan), (80-PA-04 Existing Elevations), (80-PA-05 Proposed Ground Floor Plan), (80-PA-06 Proposed Roof Plan), (80-PA-07 Proposed Elevations), (80-OS-01 Proposed Block Plan & Location Plan) received by the local planning authority on 24/02/26.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 02/04/2026