

## **DELEGATED OFFICER REPORT**



**WOKINGHAM  
BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                               |                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                    | 260282                                          |
| <b>Site Address:</b>                                                                                                                                                                                                                                          | 27 Moor Copse Close, Earley, Wokingham, RG6 7NA |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                           | 17 March 2026                                   |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                       | 05/03/2026                                      |
| <b>Proposal:</b> 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 4.00m and the height of the eaves 3.00m. |                                                 |

| <b>PLANNING HISTORY</b> |                                                                                   |                       |                     |
|-------------------------|-----------------------------------------------------------------------------------|-----------------------|---------------------|
| Application No.         | Description                                                                       | Decision & Date       | Relevant Conditions |
| 000667                  | Proposed erection of single storey rear extension and demolition of conservatory. | Approve 12 March 2001 | None                |
| R-157-68                | Conservatory and car port                                                         | Approve May 1968      | None                |

| <b>REPRESENTATIONS</b> |                                                                                                                                                                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighbours             | <p>Judith Clark:</p> <ul style="list-style-type: none"><li>-The extension appears to extend 6m beyond the rear wall, exceeding the 3–4m planning limit.</li><li>-The plans provided are very basic and lack details(appearance, roof pitch, windows).</li></ul> |

| <b>APPRAISAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Site Description:</b> Two storey semi-detached dwelling.</p> <p><b>Land/ Property Designations:</b> 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).<br/>The site is not subject to any wildlife or habitat designations.</p> <p><b>Preamble:</b> The proposal benefits from Permitted Development (PD) rights under Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Due to the proposed depth of the extension (6 metres), these PD rights are subject to the Local Planning Authority confirming whether 'Prior Approval' is required prior to the development being carried out. Prior approval is required where</p> |

any owner or occupier of any adjoining premises objects to the proposed development.

This application seeks to confirm whether the prior approval of the Council is required for the proposed single storey rear extension. And if required, whether prior approval should be granted. This type of application is different from a formal planning application and its procedures, including what can be considered by the Council, are dictated by the GPDO. Assessment is limited to the impact of the proposed development on the amenity of any adjoining premises.

The proposal comprises a single storey rear extension which would project beyond the rear wall of the original house by a maximum of six metres with a maximum height of four metres and eaves height of three metres. There is an existing rear extension which projects beyond the original rear wall which will be demolished as well as the garage.

**Consultation:** All adjoining neighbouring properties were consulted on 5 February 2026 and given the statutory 21 days to respond. One objection has been received.

Neighbour Comment:

The extension appears to extend 6 metres beyond the rear wall, exceeding the 3–4 metre planning limit.

Officer comment:

This application has been submitted to seek prior approval from the Local Planning Authority, with consultation carried out in accordance with the procedures set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The submitted plans indicate that the proposed single-storey rear extension would project approximately 6 metres beyond the original rear wall of the host dwelling. While permitted development rights typically allow rear extensions of 3–4 metres, the larger home extension provisions allow extensions of up to 6 metres for terraced and semi-detached dwellings subject to the prior approval process.

Given the depth of the rear garden, the extension would not project significantly beyond No.28 and would retain good separation. Furthermore, the single-storey form and eaves height of approximately 3 metres would help mitigate any potential impacts in terms of loss of light or overbearing impact. The proposal is therefore not considered to result in unacceptable harm to neighbouring amenity.

Neighbour Comment:

The plans provided are very basic and lack details.

Officer comment:

Under this process, the Local Planning Authority is only required to consider the potential impacts of the proposed extension on the amenity of adjoining properties.

As such, detailed matters relating to the appearance of the development, including roof design, materials, and window details, do not form part of the assessment under the

prior approval process. The plans submitted are therefore considered sufficient to demonstrate the scale in order to assess its potential impact on neighbouring amenity.

**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:** There are no restrictive conditions removing Permitted Development rights from this property. Hence the property benefits from the Prior Approval procedure for Larger House Extensions subject to the results of neighbour consultation and the amenity assessment outlined in this report. As no detrimental impact on neighbour amenity has been identified this application is recommended for **approval**.

| RECOMMENDATION              |                         |
|-----------------------------|-------------------------|
| Recommendation:             | Prior Approval Approval |
| Date:                       | 6 March 2026            |
| Earliest date for decision: | 26 February 2026        |

|                                                   |            |
|---------------------------------------------------|------------|
| Recommendation agreed by:<br>(Authorised Officer) | MC         |
| Date:                                             | 10.03.2026 |