

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250317
Site Address:	Dene Hollow, Blakes Road, Wargrave, Wokingham, RG10 8LA
Expiry Date:	26 March 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 5.50 m, for which the maximum height would be 3.90 m and the height of the eaves 2.50 m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
042744	Proposed first floor side extension to dwelling and two storey rear extension.	Approved 27/07/2004
002276	Proposed pitched roofs on existing front flat roofed bays.	Approved 16/01/2001
23223	First floor rear extension over kitchen and bathroom to provide additional bedroom and shower room/WC,	Approved 16/04/1985

REPRESENTATIONS

Neighbours	None received.
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APPRAISAL

Site Description:

A two-storey detached property located on Blakes Road, Wargrave.

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 located within an area suitable for bat roosts.

Consultation:

All adjoining neighbouring properties were consulted on 13 February 2025 and given the statutory 21 days to respond. No objections have been received.

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

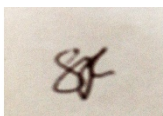
2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics 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
Date:	21 March 2025
Earliest date for decision:	6 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21.3.25