

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 March 2026

Application Number: 260128

Location: 2 Barracks Lane, Spencers Wood, Wokingham, RG7 1BB

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 2.80m and the height of the eaves 2.80m.

Recommendation: Prior Approval Approval

Conditions and/or Reasons
Informatives

1. This decision relates only to planning legislation. It does not convey any approval in respect of land ownership or any other private legal rights. The applicant is advised that any works on, over or near the boundary may require the consent of the adjoining owner and or may be subject to the provisions of the Party Wall etc. Act 1996. It is the applicant's responsibility to ensure that all necessary permissions and agreements are in place before works commence.
2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

A handwritten signature in grey ink, consisting of the letters 'JMM' in a stylized, cursive font.

Recommendation and conditions/reasons agreed:

Date: 17 February 2026

REMEMBER - The earliest date for a decision on this application is: **11 February 2026**