

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260618
Site Address:	23 Winchcombe Road, Twyford, Wokingham, RG10 0AS
Expiry Date:	24 April 2026
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 7.00m, for which the maximum height would be 2.90m and the height of the eaves 2.90m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
118/64	Detached house and garage	Approved 09/07/64
20110	Single storey rear extension	Approved 20/10/82
050217	Proposed single storey rear extension to dwelling to form conservatory.	Approved 07/12/05

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: Two storey semi-detached linked by single storey garage.

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 potential bat roosting.

Consultation: All adjoining neighbouring properties were consulted on 13 March 2026 and given the statutory 21 days to respond. No objections have been received.

Assessment: The application has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Prior approval is required for the enlarged part of the dwelling to the rear, which exceeds 4 metres in depth past the original rear wall.

The single storey rear extension which would extend beyond the rear wall of the

original house by 7.00m, for which the maximum height would be 2.90m and the height of the eaves 2.90m.

This proposed enlargement does not however project beyond the rear elevation of the original dwelling by more than 8 metres, nor exceed 4 metres in height, and as such, falls within the scope of development permitted by Schedule 2 Part 1 A.4 (2) of the Order being followed.

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:	22 April 2026
Earliest date for decision:	5 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	22.04.2026