

Date: 27 May 2026
Application: 260920



WOKINGHAM
BOROUGH COUNCIL

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Dear Fergus Alexander,

NOTIFICATION OF INVALID APPLICATION

Application Number: 260920

Applicant Name: Mr And Mrs Marcus and Fiona McQuay

Site Address: 34 Bowyer Crescent, Wokingham, RG40 1TF

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 3.00m and the height of the eaves 3.00m.

The above application is invalid as it does not meet the requirements of the local validation list. Please read the following reason(s) carefully:

1. A.4 (2) of the GPDO states the following;

Before beginning the development the developer must provide the following information to the local planning authority;

(b) A plan indicating the site and showing the proposed development and any existing enlargement of the original dwelling house to which the enlarged part will be joined.

In order to process the application any further you must address the issues above so please take note of the following:

- If you are sending updated plans please email development.control@wokingham.gov.uk quoting the application number 260920. Resubmitting the plans through the Planning Portal causes results in duplicate applications being created and causes delays.
- If you need to pay for an application fee please use the Council's [online payment system](#). You must send notification of payment to the above email address as the bank account is not monitored.

- If you need to submit a new CIL Additional Information Form you can obtain this from the [Planning Portal](#)
- Details of validation requirements are on the [Council's website](#). This contains the information you will need to overcome most invalid reasons. Please ensure you have fully read the details before contacting the Council.
- For work to tree applications, please look at this [Planning Portal Guide](#) as it contains information on the most common problems.

You must provide this information within 28 days of the original invalid letter or we will mark the application as 'not proceeded with' and take no further action on it. From 1st April 2025, part of the fee will be retained to cover the cost of checking the validity of the application. This will be based on the development type of the application:

- *Householder applications - £50*
- *Minor or Other applications - £100*
- *Major applications - £200*

Yours sincerely,
Development Management & Compliance