

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261095
Site Address:	15 Salcombe Drive, Earley, Wokingham, RG6 7HU
Expiry Date:	17 June 2026
Site Visit Date:	N/A
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 2.50m, for which the maximum height would be 2.75m and the height of the eaves 2.50m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
140943	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 5m for which the maximum height would be 3.4m and the height of the eaves 2.4m, following the demolition of existing conservatory.	Replied 01/12/14
082365	Proposed erection of two storey side and rear extension to dwelling.	Refused 23/04/08
081319	Proposed erection of two storey/first floor side and rear extension to dwelling and extension/alterations to existing single storey rear conservatory	Approved 24/11/08

REPRESENTATIONS

Earley Town Council	The description appears to be incorrect, as it includes an existing two storey rear extension as part of the original house when assessing the proposal against Permitted Development.
Others	This property already benefits from a two-storey rear extension, and the proposal is for a further single storey extension to this existing extension. It appears from the applicants description that they are including the two-storey extension as part of the original house, whereas all the houses in this row appear to have originally been rectangular semi-detached. However, scaled from the drawings, the new extension appear to project beyond the rear of the original dwelling by about 6.5m. It appears the applicants description incorrect.

Neighbours	None received
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APPRAISAL

Site Description: Two storey semi detached dwelling.

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 any wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 7 May 2026 and given the statutory 21 days to respond. No neighbour objections have been received. However, 2 other comments 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: The proposed development comprises an additional single-storey rear extension attached to an existing rear projection. In accordance with national guidance, where a new extension is joined to an existing extension (081319), the relevant limits apply to the total depth of the combined structure when measured from the rear wall of the original dwellinghouse. In this instance, the existing extension projects by 4m and the proposed extension a further 2.5m, resulting in a cumulative projection of 6.5m. Such would extend beyond the rear wall by more than 6m in the case of any other dwelling house (semi-detached). Therefore, the application would be a prior approval refusal.

RECOMMENDATION

Recommendation:	Prior approval refusal
Date:	16 June 2026
Earliest date for decision:	29 May 2026

Recommendation agreed by: (Authorised Officer)	
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Date:	16 June 2026