

**Date:** 30 June 2025  
**Application:** 250954



**WOKINGHAM**  
**BOROUGH COUNCIL**

Mr Rob Elkins  
Artel31 Limited  
5 Union Road  
Chippenham  
SN15 1HW

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear Mr Rob Elkins,

**HOUSEHOLDER PRIOR APPROVAL DECISION**

**Application Number:** 250954

**Site Address:** The Lodge, 178 Bearwood Road, Wokingham, RG41 4SH

**Proposal:** Application for the prior approval of the erection of 2 no. single storey rear extensions, which would extend beyond the rear wall of the original house by 7.98m, for which the maximum height would be 4.00m and the height of the eaves 3.80m.

**Town and Country Planning (General Permitted Development) (England) Order 2015. Process set out by Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3**

I refer to your recent application registered on 20 May 2025 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm no neighbour objections have been received within 21 days from the date of notification and therefore prior approval is not required. Please be aware that you will need to comply with Building Regulations in the construction of the development.

This written notice indicates that the proposed development would comply with paragraph A1. (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any other of the limitations or conditions of Schedule 2 Part 1 Class A. If you require confirmation that the development would be lawful (i.e. that it would comply with all the limitations and conditions set out in Schedule 2 Part 1 Class A), then you can submit an application to the local planning authority for a Certificate of Lawful Development. For your information, building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information

relating to services within your site at [Home - LineSearchbeforeUdig \(lsbud.co.uk\)](http://Home-LineSearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk). The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](http://form5noticeofchargeabledevelopment.pdf.planningportal.co.uk) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'BC' followed by a flourish.

Brian Conlon  
Head of Development Management - Place & Growth  
Date: 30/06/2025