

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250979
Site Address:	79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG
Expiry Date:	5 June 2025
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 8.00 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m plus a single storey rear extension, which would extend beyond the rear wall of the original house by 4.97 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
209/49	Layout	Approved 04/06/1949
788/54	Outline	Approved 02/08/1957
579/57	Outline	Approved 02/08/2025
779/57	Det. Bungalow	Approved 08/10/1957
958/57	Det. Bungalow	Approved 10/12/1957
240234	Prior approval submission for the proposed enlargement of the existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10 metres.	Approved 25/03/2024
241138	Application for submission of details to comply with the following condition of planning consent 240234 dated 22/03/2024. Condition 4 Construction Method Statement.	Approved 04/06/2024
241189	Application to vary conditions {2,3} of planning consent {240234} for the enlargement of existing bungalow through the erection of 1 no. additional storey to a maximum height of 8.10m. Conditions 2 and 3 refers to Approved details and External Materials and the variation is to allow a rendering	Approved 04/07/2024

	finish to the whole dwelling as opposed to part brick part rendered elevations.	
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REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

Detached dwellinghouse.

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 25 April 2025 and given the statutory 21 days to respond. No objections have been received.

The Public Sector Equality Duty (Equality Act 2010):

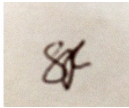
In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:

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:	19 May 2025
Earliest date for decision:	17 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19.5.25