

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242277
Site Address:	10 Westfield Road, Winnersh, Wokingham, RG41 5ER
Expiry Date:	17 October 2024
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 8m, for which the maximum height would be 2.5m and the height of the eaves 2.25m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
06140	Living room	Conditionally approved 04/04/1977
15619	Roof conversion	Conditionally approved 04/06/1981
27823	Conservatory	Conditionally approved 17/06/1987
99/69106/F	Rear dormer extension	Conditionally approved 06/04/1999

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: 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.

Class A:

Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g) states "for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse or*
- (ii) exceed 4 metres in height;*

The dwellinghouse is detached. The proposed single storey rear extension would

extend beyond the rear wall of the original house by 8m, with the maximum height would be 2.5m and the height of the eaves 2.25m. The proposed development as identified above and on the submitted plans is considered to meet the requirements of Schedule 2; Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended).

Consultation:

All adjoining neighbouring properties were consulted on 9 September 2024 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:	02 October 2024
Earliest date for decision:	30 September 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	2 October 2024