

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



Expiry Date: 27 July 2025

Application Number: 251443

Location: 3 Chaucer Way, Wokingham, Berkshire

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 4.90 m, for which the maximum height would be 3.80 m and the height of the eaves 2.60 m.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. This decision is in relation to the plans and drawings numbered (Redrew plan schematic), received by the local planning authority on 23/06/2025.
2. Prior approval for the single storey rear extension is available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Recommendation and conditions/reasons agreed:

Date: 23/07/25

REMEMBER - The earliest date for a decision on this application is: **9 July 2025**