

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



Expiry Date: 1 July 2025

Application Number: 251149

Location: 96 Mccarthy Way, Finchampstead, Wokingham, RG40 4UB

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 4.0m, for which the maximum height would be 3.9m and the height of the eaves 3.3m.

Recommendation: Prior Approval Not Available

Reasons

1. The proposed erection of a single storey rear extension constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order as the enlarged part of the dwellinghouse would be within 2 metres of the boundary with an eaves height in excess of 3 metres

Informatives

1. This Decision is issued in respect of drawings numbered/titled (ME10) (ME12) (ME13) (Location Plan) received by the Local Planning Authority on 14/05/2025.

JMM
Recommendation and conditions/reasons agreed:

Date: 17 June 2025

REMEMBER - The earliest date for a decision on this application is: **13 June 2025**