

PN CLASS A RESI EXTENSION **DRAFT DECISION NOTICE**



Expiry Date: 17 March 2026

Application Number: 260282

Location: 27 Moor Copse Close, Earley, Wokingham, RG6 7NA

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 6.00m, for which the maximum height would be 4.00m and the height of the eaves 3.00m.

Recommendation: Prior Approval Approval

Conditions and/or Reasons 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.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

3. As no elevations have been submitted, this prior approval application does not give written confirmation that the development meets all of the limitations set out within Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The applicant is advised to check that the proposed elevations are in accordance with the general permitted development order before proceeding.

Recommendation and conditions/reasons agreed: *MC*

Date: 11.01.2026

REMEMBER - The earliest date for a decision on this application is: **26 February 2026**