

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252375
Site Address:	5 Duchess Close, Crowthorne, Wokingham, RG45 6LR
Expiry Date:	16 November 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 5.50m, for which the maximum height would be 3.20m and the height of the eaves 2.85m.	

PLANNING HISTORY- No relevant planning history

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: Two storey 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 potential bat roosting.

Consultation: All adjoining neighbouring properties were consulted on 6 October 2025 and given the statutory 21 days to respond. No objections have been received.

Assessment: Prior approval is required for the enlarged part of the dwelling to the rear, which exceeds 4 metres in depth past the original rear wall.

The single storey rear extension which would extend beyond the rear wall of the original house by 5.50m, for which the maximum height would be 3.20m and the height of the eaves 2.85m.

This proposed enlargement does not however project beyond the rear elevation of the original dwelling by more than 8 metres, nor exceed 4 metres in height, and as such, falls within the scope of development permitted by Schedule 2 Part 1 A.4 (2) of the Order being followed.

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:	14 November 2025
Earliest date for decision:	27 October 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	14 November 2025