



5m single storey rear extension

**47 Longwater Road, Finchampstead,
Wokingham, RG40 3TS**

Covering Letter



Wokingham Borough Council,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

9th September 2025

SUBMITTED VIA PLANNING PORTAL

Dear Sir/ Madam

Planning Portal Reference PP-XXXX

Studio Charrette is pleased to submit this application for Prior Approval on behalf of Mr Stephen Grigg.

The purpose of this application is to demonstrate that the proposed development of a 5m single storey rear extension at 47 Longwater Road, Finchampstead, Wokingham, RG40 3TS would be lawful for planning purposes under section 192 of the Town and Country Planning Act 1990.

The application is supported by the following documents:

- Application form
- Correct fee
- Cover letter (this document)
- Site location plan
- Existing and proposed drawings

The remainder of this covering letter provides an overview of the site and the proposed development and demonstrates conformity with the Town and Country Planning (General Permitted Development) Order.

Application Site

47 Longwater Road is a two storey terraced property. It has previously been extended to the rear under permitted development.

The surrounding properties are of a similar style and appearance. Many local properties have been extended to the rear.

There are no relevant planning policy designations or Article 4 Directions relating to the site that restrict or remove the property's permitted development rights.

Figure 1: Site Location Plan



Planning History

There are no previous applications relating to the site.

There are no conditions on the original planning permission that restrict or remove permitted development rights for the property.

The Proposal

The applicant is proposing to construct a single storey rear extension.

The proposed extension will extend out 5m from the original rear wall. It will extend across the full width of the property. It will not extend past an original side wall of the property.

The extension will have a brickwork finish to match the existing building. It will have a flat roof with a roof light. New double doors will be provided to the rear and side along with new windows on the rear that will generally match the style of other windows in the property.

The extension will have an eaves of approximately 2.5m. It is considered the extension will have a negligible impact on the amenity of the neighbouring property. There will be no windows directly looking into the neighbouring garden. The extension will be set in from the boundary on both sides and so it will not have an overbearing impact on neighbouring dwellings.

Fig 3: Proposed ground floor plan

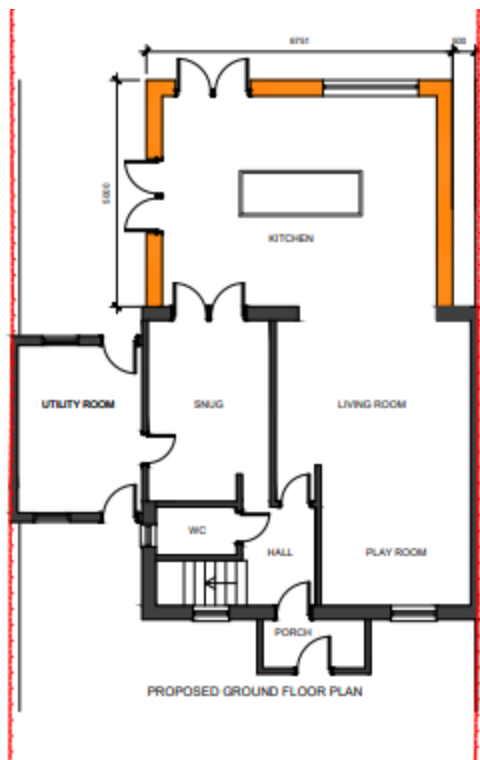
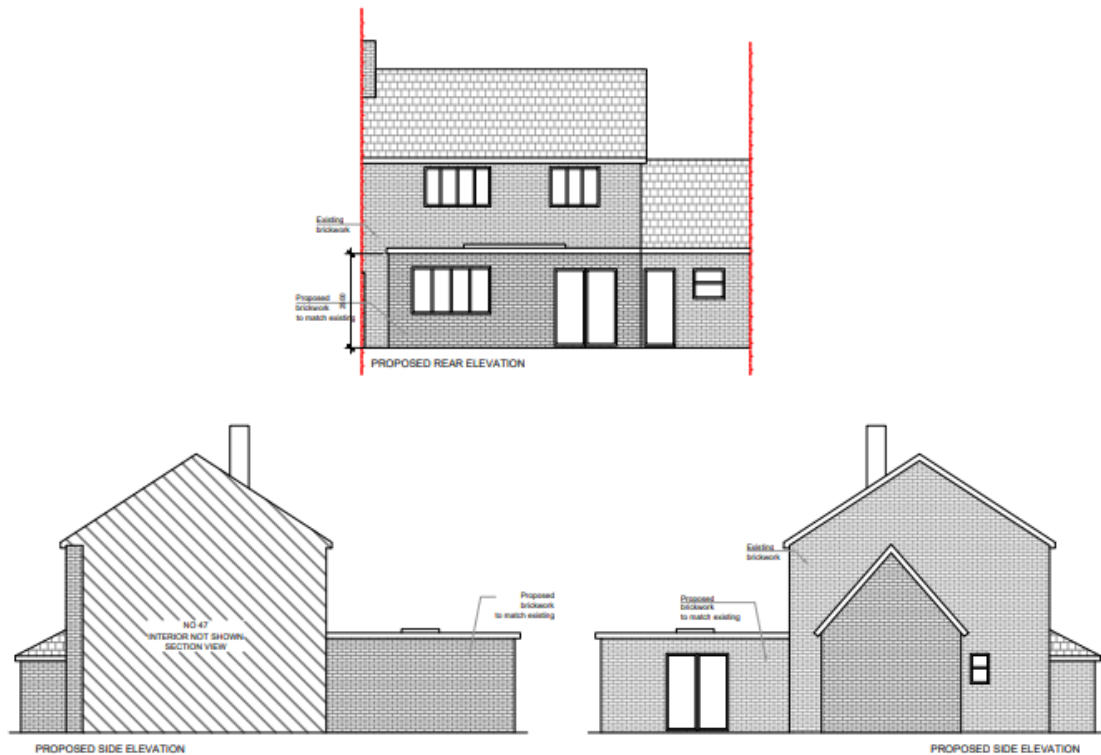


Fig 4: Proposed rear and side elevations



Assessment

To be considered permitted development the development must conform with the criteria set out in the Town and Country Planning (General Permitted Development) Order. Below is a checklist to demonstrate compliance:

Part A1

(a) Would, as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?

No

(b) Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?

No

(c) Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?

No

(d) Would the enlarged part of the dwellinghouse extend beyond a wall which fronts a highway AND forms either the principal elevation or a side elevation of the original dwellinghouse?

No

(e) Would the enlarged part of the dwellinghouse be single storey?

Yes

(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 4 metres if the house is detached, or 3 metres in the case of any other type of dwellinghouse (i.e. semi-detached or terraced)?

Yes - it will be 5m which is within the allowance of the 6m extension to a terraced property allowed subject to Prior Approval being sought from the local authority

(ii.) Would the enlarged part of the dwellinghouse exceed 4 metres in height?

No

(f) Would the enlarged part of the dwellinghouse have more than one storey?

No

(g) Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse AND the height of the eaves of the enlarged part exceed 3 metres?

No

(h) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?

No

(i) Would the proposal consist of or include:

(i.) The construction or provision of a veranda, balcony or raised platform?

No

(ii.) The installation, alteration or replacement of a microwave antenna (e.g. satellite dish)?

No

(iii.) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

No

(iv.) An alteration to any part of the roof of the dwellinghouse?

No

Part A2

Is the dwellinghouse located in a Conservation Area?

No

Part A3

(a) 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;

The proposed materials match the existing dwellinghouse.



Conclusion

Following a review of the proposals applicable general permitted development rights it is of our view that the development constitutes permitted development.

Should you require any further information, please contact me at the address below.

Yours faithfully,

Cora Younger MRTPI

Studio Charrette

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