

Date: 12 May 2026
Application: 260806



WOKINGHAM
BOROUGH COUNCIL

Mr James Taylor
JETArch Design Limited
100 Berkshire Place
Winnersh Triangle
Wokingham
RG41 5RD

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr James Taylor,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 260806

Site Address: 5 Greenside, Crowthorne, Wokingham, RG45 6EX

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 5.65m, for which the maximum height would be 2.60m and the height of the eaves 2.60m.

Town and Country Planning (General Permitted Development) (England) Order 2015. Process set out by Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3

I refer to your recent application registered on 31 March 2026 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm the Prior Approval process is not available for this development and therefore the application is refused for the following reason(s):

1. Prior approval is not available in this instance as the proposal is not in accordance with Schedule 2 (Part 1) (Class A.1) (i) of the Town and Country Planning (General Permitted Development) Order 2015 as the extension would be within 2 metres of the boundary with an eaves height in excess of 3 metres when measured from the natural ground level.

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

The applicant should be aware that a lawful development certificate of proposed development may be submitted to ascertain whether or not the proposal requires planning permission. In addition to the above right of appeal, the applicant should

also be aware of their right to judicially review the decision of the Local Planning Authority.

Yours sincerely,

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey
Head of Development Management - Place & Growth
Date: 12/05/2026