

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 February 2026

Application Number: 253147

Location: 53 Barkham Road, Wokingham, RG41 2RG

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 8.00m, for which the maximum height would be 3.99m and the height of the eaves 2.90m.

Recommendation: Prior Approval Not Available

Reasons

1. Class A, A.1(d) of the GPDO states the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse. The proposal includes eaves height of 2.90m which would exceed the height of the eaves of the existing dwellinghouse, contrary to the limitations set out in Class A, A.1(d) of the GPDO.

Class A, A.1 (g) states for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-

- i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse or by more than 6 metres in any other case.
- ii) exceed 4 metres in height.

The single storey rear extension which would extend beyond the rear wall of the original house by 8.00m. Given the application site is link detached bungalow, the maximum is 6m, exceeding the permitted development limit by 2.00 metres. Thus, contrary to the limitations set out in Class A, A.1 (g) of the GPDO.

Therefore, the proposed development does not meet the criteria for permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not available.

Informatives

- 1. This decision is issued in respect of plan no's 53BR-01, 53BR-02, 53BR-03, 53BR-011 & 53BR-022 received on 23/12/25.

HMM

Recommendation and conditions/reasons agreed:

Date: 2 February 2026

REMEMBER - The earliest date for a decision on this application is: **22 January 2026**