

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251900
Site Address:	273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL
Expiry Date:	17 September 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 6.00m, for which the maximum height would be 2.98m and the height of the eaves 2.55m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
132/52	Garage	Approval 8/4/1952
PD/363/68	Conservatory and Garage extension	Approval 11/7/1968
PD/644/71	Conservatory	Approval 28/10/1971
BR 3758	Erection of porch	Approval 10/11/1975
251015	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 2.98m and the height of the eaves 2.55m.	Refusal 05/06/2025

REPRESENTATIONS

Neighbours	None received.
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APPRAISAL

Site Description:

Semi-detached two storey dwelling in the major development location of Woodley.

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 any wildlife or habitat designations.

Consultation:

All adjoining neighbouring properties were consulted on 8 August 2025 and given the statutory 21 days to respond. No objections have been received.

Class A:

The proposed development as identified on the submitted plans is considered to meet the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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:	12 September 2025
Earliest date for decision:	30 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	12/09/25