

Date: 20 May 2025
Application: 250979



**WOKINGHAM
BOROUGH COUNCIL**

Mr Sunil Mehan
Rammurti Design Limited
268 Tilehurst Road
Reading
RG30 2NE

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear Mr Sunil Mehan,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 250979

Site Address: 79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG

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 8.00 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m plus a single storey rear extension, which would extend beyond the rear wall of the original house by 4.97 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m.

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 24 April 2025 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 no neighbour objections have been received within 21 days from the date of notification and therefore prior approval is not required. Please be aware that you will need to comply with Building Regulations in the construction of the development.

This written notice indicates that the proposed development would comply with paragraph A1. (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any other of the limitations or conditions of Schedule 2 Part 1 Class A. If you require confirmation that the development would be lawful (i.e. that it would comply with all the limitations and conditions set out in Schedule 2 Part 1 Class A), then you can submit an application to the local planning

authority for a Certificate of Lawful Development. For your information, building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Informatives

1. This decision is in respect of the drawings and plans numbered WA79:101, WA79:102 & WA79-105 received by the Local Planning Authority on 22/04/2025.

2. Where applicable, the approval above is subject to the following: 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.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 19/05/2025