

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261413
Site Address:	64 Vauxhall Drive, Woodley, Wokingham, RG5 4EE
Expiry Date:	29 July 2026
Site Visit Date:	9 July 2026
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 2.90m and the height of the eaves 2.70m.	

PLANNING HISTORY – No relevant planning conditions

Application No.	Description	Decision & Date
594/50	Excavation of gravel	22.2.51 – Approve
217/60	Layout	11.1.61 – Approve
0/13/59	Outline – reserved matter	14.4.59 – Approve
165/61	Semidetached house	7.9.61 – Approve
022238	Proposed erection of single storey rear extension to form conservatory.	18.10.02 – Approve

REPRESENTATIONS

Neighbours	One resident representation received, see below.
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APPRAISAL

Site Description:

Two storey semi-detached dwelling.

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.

Preamble:

The proposal benefits from Permitted Development (PD) rights under Schedule 2 (Part 1) (Class A) of the Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Due to the

proposed depth of the extension (6 metres), these PD rights are subject to the Local Planning Authority confirming whether 'Prior Approval' is required prior to the development being carried out. Prior approval is required where any owner or occupier of any adjoining premises objects to the proposed development.

This application seeks to confirm whether the prior approval of the Council is required for the proposed single storey rear extension. And if required, whether prior approval should be granted. This type of application is different from a formal planning application and its procedures, including what can be considered by the Council, are dictated by the GPDO. Assessment is limited to the impact of the proposed development on the amenity of any adjoining premises.

The proposal comprises a single storey rear extension which would project beyond the rear wall of the original house by a maximum of six metres with a maximum height of 2.9m and eaves height of 2.7m. There is an existing rear conservatory which projects beyond the original rear wall which will be demolished as well as part of the garage.

Consultation:

All adjoining neighbouring properties were consulted on 18 June 2026 and given the statutory 21 days to respond. One letter has been received objecting to the development on the following grounds:

- Overlooking onto neighbouring properties
- Requests to require a boundary fence (partly removed) to be reinstated and maintained appropriately.

Officer Assessment:

The proposed extension would project c6.0m beyond the existing rear elevation following the demolition of the existing conservatory. Following development, a separation distance of c17.2m would be retained between the rear elevation of the extension and the rear site boundary. Furthermore, the dwelling at No. 68 Fitzroy Crescent is set back a further c29.4m from this boundary, resulting in a separation distance of c46.6m between the proposed extension and the neighbouring dwelling.

Given these substantial separation distances, together with the fact that the proposal relates solely to a single-storey rear extension, it is not considered that the development would result in unacceptable overlooking or loss of privacy to the occupiers of No. 68 Fitzroy Crescent.

In respect of the adjoining property at No. 66, the proposed extension would have a modest ridge height of c2.9m and would not incorporate any side-facing windows. Whilst the extension would project c3.0m beyond the rear building line of No. 66 by virtue of the existing conservatory serving that property, it would remain single storey in scale and would be positioned adjacent to the existing boundary fence.

In applying the BRE 45-degree guidance to assess the potential impact upon daylight, the proposal would fail the test in plan in relation to the rear conservatory serving No. 66. However, when assessed against the elevation test, the proposal passes the 45-degree assessment.

The BRE guidance advises that both the plan and elevation tests should fail before a proposal is likely to result in a significant loss of daylight requiring further investigation. As the proposal satisfies the elevation test, it is not considered that the development would result in an unacceptable loss of light to the neighbouring property

Given its limited height and the absence of side-facing openings, the proposal is not considered to give rise to unacceptable overlooking, loss of light or an overbearing impact onto no.66 Vauxhall Drive.

To the opposite side, No. 62 is detached from the application property and a separation distance of c3.55m would be retained between the proposed extension and the neighbouring dwelling. Furthermore, the proposal includes the partial demolition of the existing outbuilding, which would reduce the amount of built form adjacent to this boundary. Accordingly, no unacceptable impacts upon the amenity of the occupiers of No. 62 are anticipated.

The proposal is therefore not considered to have an unacceptable impact on the amenity of adjoining premises. With regards to the requests require a boundary fence to be reinstated on the rear boundary, this relates to an existing boundary feature and does not form part of the proposed development or the assessment of this application. It is therefore not considered reasonable or necessary to impose such a condition, and any damage to boundary fencing during construction would be a civil matter between the relevant parties.

Conclusion:

There are no restrictive conditions removing Permitted Development rights from this property. Hence the property benefits from the Prior Approval procedure for Larger House Extensions subject to the results of neighbour consultation and the amenity assessment outlined in this report. As no detrimental impact on neighbour amenity has been identified this application is recommended for approval.

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.

RECOMMENDATION	
Recommendation:	Prior Approval - Approval
Date:	13 July 2026
Earliest date for decision:	9 July 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	27.07.2026