

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260128
Site Address:	2 Barracks Lane, Spencers Wood, Wokingham, RG7 1BB
Expiry Date:	2 March 2026
Site Visit Date:	13 February 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 2.80m and the height of the eaves 2.80m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
090140	Application for a certificate of lawful proposed use or development for the erection of a single storey front extension to form porch.	Approve 25 th March 2009

REPRESENTATIONS

Neighbours	One neighbour raises a concern regarding the proposed wall along the shared boundary. They state that the plans appear to show the wall and its foundations extending beyond the existing party wall line and potentially over the boundary. They are also concerned that a section of their established hedge appears to be shown as removed, which they state provides privacy and biodiversity value. They request that amended plans are submitted to clearly show that all works remain within the applicant's land, follow the existing party wall line, and do not affect their hedge. They also express a wish for further discussion with both the applicant and the Council to reach an amicable solution. <i><u>Officer comment:</u> The applicant has submitted revised plans to show the proposed development within the red line of the application site. Whilst it would appear that the proposed development is to be entirely within the curtilage of the application site, should prior approval be granted, it would not authorise the applicant to gain access or carry out any works on, over or under the neighbours' land or property without first obtaining consent. The granting of prior approval also does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996 including any requirement to serve notice.</i>
------------	--

APPRAISAL

Site Description: A mid-terrace cottage located in a cul de sac in the modest development location of Spenders wood. The dwelling is accessed via an unadopted road and is adjacent to countryside.

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 in an area suitable for Bat Roosting. Therefore, if the application were to be approved, the following informative would be added:

Informative: Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Consultation: All adjoining neighbouring properties were consulted on 21 January 2026 and given the statutory 21 days to respond. One objection has been received. As such, the impact of the proposed development on the amenity of any adjoining premises will be considered as part of the assessment of this prior approval application, in line with Part A.4 (7) of the GPDO, as outlined below.

Proposal: A single storey rear extension with a flat roof, bifold doors and 2 no. rooflights that would extend beyond the rear wall of the original house by 6 metres. The maximum height would be 3 metres, and the height of the eaves would be 2.3 metres.

Compliance with GPDO: A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states that the single storey extension should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property here is a terraced dwelling, and the rear extension measure 6 metres which therefore complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary. This proposal is set adjacent to the boundary with no. 1; the separation distance with the angled boundary at no. 3 ranges from 0.1m to 0.7m; and the eaves height is 3 metres. Therefore, the proposal complies with this section.

Part A.4 (7) states that... "*where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.*" One objection has been received. Hence, the following assessment of potential impacts on neighbour amenities has been made.

Neighbouring Amenity: Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users

including open spaces of occupiers and their quality of life. The Council's adopted Borough Design Guide (BDG) also provides advice on assessing impacts on neighbouring properties resulting from development.

Overlooking: The proposed single storey extension would extend 6 metres from the rear of the dwelling. The separation distance of the rear doors with the rear boundary would be approximately 30m; there would be no side facing windows. Therefore, there would be no significant loss of privacy to neighbour amenity.

Loss of light: The 45-degree angle test is advocated within the British Research Establishment's (BRE) publication Site Layout Planning for Daylight and Sunlight: a guide to good practice, to assess impact on daylight and sunlight levels to neighbours potentially impacted upon by adjacent developments. The nearest window to a habitable room at no. 1 would be 4m away from the development, and from the conservatory at no.3 would be at least 3m away. Therefore, given that the maximum height of the development would be 3m, the vertical 45-degree angle test is complied with and there would be no significant loss of light to neighbour amenity.

Overbearing: The Wokingham Borough Council Design Guide (BDG) provides some guidance on extensions which relate to visual impact and states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. Therefore, the height and bulk of the dwelling will comply with the BDG and not have a significantly overbearing appearance to neighbour amenity given they will still have access to adequate private space.

Conclusion:

As neighbour objections were received, the prior approval of the Council is required. From the above assessment, there would not be significant harm to the character of the area or to neighbouring amenities. Therefore, prior approval is recommended to be granted subject to the following Informative:

***Informative:** This decision relates only to planning legislation. It does not convey any approval in respect of land ownership or any other private legal rights. The applicant is advised that any works on, over or near the boundary may require the consent of the adjoining owner and/or may be subject to the provisions of the Party Wall etc. Act 1996. It is the applicant's responsibility to ensure that all necessary permissions and agreements are in place before works commence.*

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 Approve
Date:	17 February 2026
Earliest date for decision:	11 February 2026

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	17 February 2026