

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250510
Site Address:	40 Westlands Avenue, Shinfield, Wokingham, RG2 8EN
Expiry Date:	16 April 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 4.00m, for which the maximum height would be 4.00m and the height of the eaves 3.70m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
572/49	Application for a garage, fuel and fruit store.	Approve 13 th February 1951

REPRESENTATIONS

Neighbours	None received.
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APPRAISAL

Site Description: A semi-detached dwelling in the residential area of Shinfield. The street scene is a mixture of semi-detached and terraced houses of a similar age and varying designs. The property benefits from an enclosed front garden, garage and large garden to the rear.

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 5 March 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:	4 April 2025
Earliest date for decision:	26 March 2025

Recommendation agreed by: (Authorised Officer)	
Date:	06/04/25