

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 June 2026

Application Number: 261095

Location: 15 Salcombe Drive, Earley, Wokingham, RG6 7HU

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 2.50m, for which the maximum height would be 2.75m and the height of the eaves 2.50m.

Recommendation: Prior Approval Refusal

Reasons

1. The proposed development comprises an additional single-storey rear extension attached to an existing rear projection. In accordance with national guidance, where a new extension is joined to an existing extension (081319), the relevant limits apply to the total depth of the combined structure when measured from the rear wall of the original dwellinghouse. In this instance, the existing extension projects by 4m and the proposed extension a further 2.5m, resulting in a cumulative projection of 6.5m. Such would extend beyond the rear wall by more than 6m in the case of any other dwelling house (semi- detached). the development fails to accord with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation and conditions/reasons agreed:

JMM

Date: 16 June 2026

REMEMBER - The earliest date for a decision on this application is: **29 May 2026**