

Date: 16 June 2026
Application: 261095



**WOKINGHAM
BOROUGH COUNCIL**

Malcolm Wilson
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Development Management &
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Dear Malcolm Wilson,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 261095

Site Address: 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.

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 6 May 2026 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 neighbour objections were received and the Council has therefore considered the details submitted and hereby confirms that prior approval is refused for the following reason(s):

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).

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and

Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

Yours sincerely,

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey
Head of Development Management - Place & Growth
Date: 16/06/2026