

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



Expiry Date: 5 June 2025

Application Number: 250979

Location: 79 Woodlands Avenue, Woodley, Wokingham, RG5 3HG

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 8.00 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m plus a single storey rear extension, which would extend beyond the rear wall of the original house by 4.97 m, for which the maximum height would be 4.00 m and the height of the eaves 2.75 m.

Recommendation: Prior Approval not required

Informatives

1. This decision is in respect of the drawings and plans numbered WA79:101, WA79:102 & WA79-105 received by the Local Planning Authority on 22/04/2025.

2. Where applicable, the approval above is subject to the following: The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Recommendation and conditions/reasons agreed:

Date: 19.5.25

REMEMBER - The earliest date for a decision on this application is: **17 May 2025**