

Date: 23 July 2025
Application: 251443



WOKINGHAM
BOROUGH COUNCIL

Mr Wangwen Zhao

3 Chaucer Way
Wokingham
RG41 3BG

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear Mr Wangwen Zhao,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 251443

Site Address: 3 Chaucer Way, Wokingham, Berkshire

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 4.90 m, for which the maximum height would be 3.80 m and the height of the eaves 2.60 m.

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 15 June 2025 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 given. Please be aware that you will need to comply with Building Regulations in the construction of the development.

This written notice indicates that the proposed development would comply with paragraph A1. (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any other of the limitations or conditions of Schedule 2 Part 1 Class A. If you require confirmation that the development would be lawful (i.e. that it would comply with all the limitations and conditions set out in Schedule 2 Part 1 Class A), then you can submit an application to the local planning authority for a Certificate of Lawful Development. For your information, building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information

relating to services within your site at [Home - LineSearchbeforeUdig \(lsbud.co.uk\)](http://Home-LineSearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

Yours sincerely,



Brian Conlon
Head of Development Management - Place & Growth
Date: 23/07/2025