

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260465
Site Address:	80 Arbor Lane, Winnersh, Wokingham, RG41 5JD
Expiry Date:	6 April 2026
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 6.00m, for which the maximum height would be 3.50m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
110765	Proposed erection of two storey and single storey extensions to dwelling, erection of front porch extension and re-positioning of existing garage	Approved 28 th June 2012

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: This application site relates to a two-storey semi-detached property with associated parking and landscaping in the residential area of Winnersh, Wokingham. The surrounding area consists of one neighbouring dwelling that has the same design and architectural style.

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* subject to wildlife or habitat designations, being in an area that holds potential to support bat roosts.

Consultation: All adjoining neighbouring properties were consulted on 25 February 2026 and given the statutory 21 days to respond. No objections have been received.

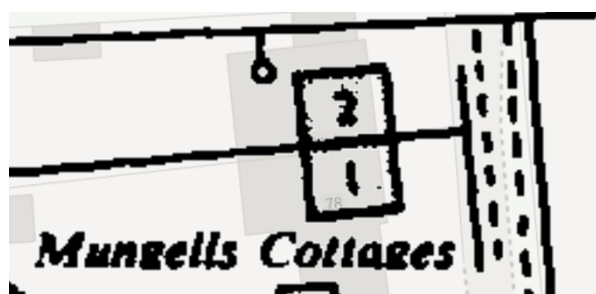
Proposal: The proposed rear extension would approximately be 3 meters in depth, 6 meters in width and 1.5 meters to the height of the eaves.

Other Matters: This application site has had previous planning permission granted for the proposed erection of two storey and single storey extensions to dwelling, erection of front porch extension and re-positioning of existing garage in June 2012. The applicant has applied for Permitted Development for a new single storey rear extension under this application (260465). However as there has been previous

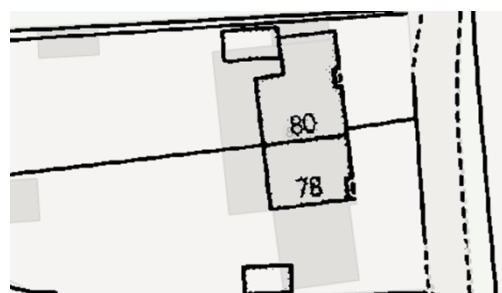
applications submitted this application can no longer be done using Permitted Development Rights as discussed below.

Compliance with GPDO:

The original dwelling has been extended to the side and rear. Historic maps show that a side extension was erected to the original dwelling between 1970 and 1977.



1970 map



1977 map

The property was subsequently extended further through a side and rear extension approved in June 2012. The current proposal would link into these existing additions to the original dwellinghouse. The Householder Technical Guidance makes clear that, where an extension connects to previous enlargements, the “total enlargement” must be taken into account.

Whilst the proposed rear extension is shown as projecting no more than 6 metres, it would adjoin the earlier side extension. As set out on page 27 of the Technical Guidance, this means the cumulative enlargement would exceed more than half the width of the original dwellinghouse. The proposal therefore fails to comply with criterion A.1(j)(iii) of Class A.

Accordingly, prior approval is not available, as the proposed development does not meet the limitations set out under Class A of the Town and Country Planning (General Permitted Development) (England) Order.

Neighbouring Amenity: The proposed extension would extend 6 meters from the rear of the dwelling and is single storey in nature. There are fenestration changes to the rear elevation which include 1 No. small window and bi-folding doors to the rear. The proposed window will not overlook any primary neighbouring amenity spaces such as gardens or patios, therefore no concern for loss of light, overbearing or overlooking. No neighbour objections have been received.

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:

Prior Approval is not available because the extension is connected to previous additions to the original property and overall enlargement to the dwelling would incorporate a site extension that is more than half the width of the original dwelling, contrary Part 1, Class A, A1(j) iii. The proposal is not permitted development and therefore Prior Approval is not Available.

RECOMMENDATION

Recommendation:	Refuse
Date:	1 April 2026
Earliest date for decision:	20 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	02.04.2026