

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                               |                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                    | 251960                                  |
| <b>Site Address:</b>                                                                                                                                                                                                                                          | 10 Hart Dyke Close, Wokingham, RG41 2HQ |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                           | 24 September 2025                       |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                                       | Not required unless objection received  |
| <b>Proposal:</b> 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 4.24m, for which the maximum height would be 3.50m and the height of the eaves 2.90m. |                                         |

### **PLANNING HISTORY**

| Application No. | Description                                                      | Decision & Date        |
|-----------------|------------------------------------------------------------------|------------------------|
| 050056          | Proposed single storey link extension between garage & dwelling. | Approved<br>16/01/2006 |

### **REPRESENTATIONS**

|            |               |
|------------|---------------|
| Neighbours | None received |
|------------|---------------|

### **APPRAISAL**

#### **Site Description:**

A two-storey detached property located on the eastern side of Hart Dyke Close, Wokingham.

#### **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 located in an area suitable for bat roosts.

#### **Consultation:**

All adjoining neighbouring properties were consulted on 15 August 2025 and given the statutory 21 days to respond. No 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:**

As no objections have been received as a result of the Neighbour Consultation Scheme, the prior approval of the Local Planning Authority is not required in this instance.

**RECOMMENDATION**

|                                    |                             |
|------------------------------------|-----------------------------|
| <b>Recommendation:</b>             | Prior Approval not required |
| <b>Date:</b>                       | 19 September 2025           |
| <b>Earliest date for decision:</b> | 6 September 2025            |

|                                                           |                                                                                   |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | <b>23.9.25</b>                                                                    |