

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251443
Site Address:	3 Chaucer Way, Wokingham, Berkshire
Expiry Date:	27 July 2025
Site Visit Date:	25 June 2025
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.	

PLANNING HISTORY

Application No.	Description	Decision & Date
42537	Single storey rear extension to provide utility breakfast room and conservatory and provision of chimney.	Approved 20/04/1994

REPRESENTATIONS

Neighbours	Two neighbours have commented on this application and their comments are summarised below: - The 3D pictures are unclear and do not give an understandable perspective of the proposed extension. One 3D picture indicates a window facing no. 1 and another shows a solid wall. <i>Officer comments: Accurate floor plans and elevations are not required to be submitted for prior approval applications and the submitted 3D pictures were provided as an indication of its appearance.</i> - How close to no. 1's fence is the development proposed to be, and will new footings need to be dug? <i>Officer comments: The submitted proposed site plan shows that the proposed development is approximately 0.3 metres from the boundary with no. 1. With regards to footings, it is unclear from the submitted information as to whether new footings need to be dug.</i> - There have been changes to no. 3 since the original title deeds which included extending the garage and adding the conservatory. <i>Officer comments: As seen in the 'Planning History' section above, application 42537 was approved in</i>
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	<i>1994 for a single storey rear extension and conservatory.</i> • The proposal will block out light to the garden of the neighbouring property. <i>Officer comments: This will be assessed in the main report below.</i> • Currently, heavy rain causes flooding to neighbouring properties as there is no downpipe taking rainwater down to ground level. <i>Office comments: Not a material planning consideration.</i>
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APPRAISAL

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 and habitat designations being located in an area that holds the potential to support bat roosts.

The property is located within the Major Development Location of Wokingham.

Site Description:

The site is a detached property with a rear residential garden and off-street parking. It is located within a predominantly residential area of Woosehill.

Consultation:

All adjoining neighbouring properties were consulted on 18 June 2025 and given the statutory 21 days to respond. Two neighbours have commented on this application objecting and raising their concerns over the potential loss of light impacts of the proposal. As such, the impact of the proposed development on the amenity of any adjoining premises will be considered as part of the assessment of this prior approval application, in line with Part A.4 (7) of the GPDO, as outlined below.

Proposal:

The proposed single storey rear extension would extend beyond the rear wall of the original house by 4.9 metres, the maximum height would be 3.8 metres, and the height of the eaves would be 2.6 metres.

Compliance with GPDO:

A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states that the single storey extension should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property here is a detached dwelling, and the rear extension measure 4.9 metres which therefore complies with this section.

Part A.1 (g) (ii) requires that the rear extension does not exceed 4 metres in height, the highest part of the rear extension would be 3.8 metres above ground level and thus the proposal complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary. This proposal is set 0.3 metres from the boundary but has an eaves height of 2.6 metres, therefore complying with this section.

Part A.4 (7) states that... *“where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.”* Two objections have been received. Hence, the following assessment of potential impacts on neighbour amenities has been made.

Neighbouring Amenity:

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces of occupiers and their quality of life. The Council’s adopted Borough Design Guide (BDG) also provides advice on assessing impacts on neighbouring properties resulting from development.

The proposed single storey extension would extend 4.9 metres from the rear of the dwelling and would be single storey in nature. It is unclear from the submitted 3D photos as to whether there would be side facing windows or rooflights on the extension. However, given the single storey nature there are no concerns on neighbouring amenity grounds relating to overlooking or loss of light. To avoid being overbearing, guidance in the BDG states that the eaves height of single storey extensions should not exceed 3 metres within 2 metres of a side boundary. The proposed development is set 0.3 metres from the boundary with the neighbouring property, but an eaves height of 2.6 metres shows compliance with this guidance relating to overbearing.

Conclusion:

As neighbour objections were received, the prior approval of the Council is required. From the above assessment, there would not be any significant harm to the character of the area or to neighbouring amenities. Therefore, prior approval is recommended to be granted.

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.

RECOMMENDATION	
Recommendation:	Approve
Date:	23 July 2025
Earliest date for decision:	9 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	23/07/25