

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250423
Site Address:	19 Salmond Road, Shinfield, Wokingham, RG2 8QN
Expiry Date:	3 April 2025
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 3.00m and the height of the eaves 2.40m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
201766	Householder application for the proposed erection of a two storey front extension, canopy roof to create porch, loft conversion to create habitable accommodation with rear facing dormer, single storey side extension including 2no roof lights and changes to fenestration.	Approved – 17/8/20
200376	Householder application for the proposed erection of a single storey front extension, two storey front extension, single storey side extension, loft conversion to create habitable accommodation, plus the insertion of 7no. roof lights.	Approved - 1/4/20
193380	Application for a certificate of lawfulness for the proposed conversion of the loft including creation of a rear dormer.	Approved – 15/1/20

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: This application relates to a detached property with an adjoined garage in an established residential area.

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 not subject to any wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 24 February

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	
Recommendation:	Approve
Date:	18 March 2025
Earliest date for decision:	17 March 2025

Recommendation agreed by: (Authorised Officer)	MC
Date:	18.03.2025