

VALE GARDEN HOUSES

FAO Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

13th August, 2025
Our ref: SLA2995
Planning Portal ref: PP-14248990

Dear Sir / Madam,

Re: Prior Approval submission for 10, Hart Dyke Close, Wokingham, Berkshire RG41 2HQ

I am pleased to enclose a Prior Approval submission for a replacement conservatory to the residential dwelling outlined above.

This letter will introduce the meaning of 'development' in accordance with the Town and Country Planning Act 1990 and introduce the allowances of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter referred to as the 'GPDO'). This letter sets out how the development accords with the provisions and conditions as set out within the GPDO to enable determination.

The conclusion reached is that the development is lawful and should be duly granted Prior Approval.

This application is accompanied by the appropriate planning application forms and plans prepared by Vale Garden Houses.

RELEVANT LEGISLATION

Section 55(1) of the Town and Country Planning Act 1990 (as amended) includes 'the carrying out of building, engineering, mining or other operations in, on, over or under land' within its definition of 'Development'. The construction of extensions to the host dwelling is considered to fall within this definition.

The GPDO provides householders with permitted development and prior approval rights to extend their homes under Schedule 2, Part 1. Class A of this permits the enlargement, improvement or other alteration of a dwellinghouse subject to according with the relevant criteria set out below.

ASSESSMENT OF PROPOSALS

Development not permitted

A.1 Development is not permitted by Class A if —

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The dwelling has not been approved by these classes and so there is no conflict with this limitation.

- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total area of the ground covered of the cumulative extensions is less than 50% of the total area of the curtilage, as per the accompanying plans, and so there is no conflict with this limitation.

- c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The height [of the replacement conservatory] does not exceed the height of the highest part of the roof of the existing dwellinghouse, as per the accompanying plans, and so there is no conflict with this limitation.

- d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves [of the replacement conservatory] does not exceed the height of the eaves of the existing dwellinghouse, as per the accompanying plans, and so there is no conflict with this limitation.

- e) the enlarged part of the dwellinghouse would extend beyond a wall which —
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The proposal does not extend beyond a wall which forms the principal elevation of the original dwellinghouse and does not front the highway. As such this limitation does not apply to this development.

- f) the enlarged part of the dwellinghouse would have a single storey and —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

The proposal exceeds the above 4m projection set out above and is accordingly submitted as Prior Approval, in accordance with sub-paragraph (g) below.

- g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

The site is not on article 2(3) land or a site of special scientific interest. As per the accompanying plans, the enlarged part of the dwellinghouse is not more than 8m from the relevant part of the original rear wall from which it projects and is not more than 4m in height. Therefore, the proposed replacement conservatory is compliant with this condition.

- h) the enlarged part of the dwellinghouse would have more than a single storey and —
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The proposal is single-storey and as such this limitation does not apply to this development.

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The proposed extension is not within 2 metres of the boundary of the curtilage of the dwellinghouse and as such this limitation does not apply to this development.

- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would —
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse;

The proposal is for a replacement conservatory on the rear wall of the dwellinghouse and as such this limitation does not apply to this development.

- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The proposal connects only to the original dwellinghouse and therefore this limitation does not apply to this development.

- k) it would consist of or include —
- (i) the construction or provision of a verandah, balcony or raised platform;
 - (ii) the installation, alteration or replacement of a microwave antenna;
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or;
 - (iv) an alteration to any part of the roof of the dwellinghouse.

This application is for a single-storey rear replacement conservatory only, none of the developments listed above are applicable to this application and therefore do not limit the development.

The criteria set out in section A.2 refers to the case of a dwellinghouse on article 2(3) land. Therefore, these provide no limitation for development on this site.

CONDITIONS

A.3 Development is permitted by Class A subject to the following conditions —

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The materials used for the replacement conservatory structure are far superior to that of the existing conservatory and will utilise timber frames with double-glazed units and a patented aluminium roof system all of which will support a similar traditional appearance to the existing dwellinghouse.

- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be —
- (i) obscure-glazed, and;
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Not relevant for the proposed development since the proposal is for a single-storey replacement conservatory.

- c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not relevant for the proposed development since the proposal is for a single-storey replacement conservatory.

CONCLUSION

There are no other limitations in the GPDO relevant to this application. Therefore, it is suitably demonstrated that the proposed development for the replacement conservatory complies with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore lawful, subject to the Prior Approval process being undertaken.

Furthermore, there are no known planning conditions imposed on the site which restrict its permitted development rights for single-storey rear extensions.

I trust that this letter, in addition to the accompanying plans are sufficient for you to make a determination. If you require additional information, please do not hesitate to contact me.

Yours faithfully,

A Harman

Planning Controller | Vale Garden Houses Ltd

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