

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261009
Site Address:	Bel-Daire, Lambs Lane, Spencers Wood, Wokingham, RG7 1JB
Expiry Date:	4 June 2026
Site Visit Date:	Not required unless objection received
Proposal: Application for the prior approval of the erection of a single storey rear extension, with modifications to roof and changes to fenestration, which would extend beyond the rear wall of the original house by 4.7m, for which the maximum height would be 4m and the height of the eaves 2.2m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
869/57	Bungalow	Approved: 12/11/1957
840/71	Double garage	Approved: 02/09/1971
260310	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension along with modifications to roof and changes to fenestration.	Refused: 01/04/2026

REPRESENTATIONS

Neighbours	None received
Shinfield Parish Council	No objection

APPRAISAL

Site Description: Single storey bungalow.

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 potential bat roost habitat.
- The site is situated within a Modest Development Location of Spencer's Wood.

Consultation: All adjoining neighbouring properties were consulted on 28 April 2026 and given the statutory 21 days to respond. No objections have been received.

Conclusion: Prior approval for the proposed single storey rear extension, with modifications to roof and changes to fenestration is available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). 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.

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:	Prior Approval not required
Date:	19 May 2026
Earliest date for decision:	19 May 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.05.2026