

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                                               |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                                    | 251372                                |
| <b>Site Address:</b>                                                                                                                                                                                                                                          | 55 Evendons Lane, Wokingham, RG41 4AD |
| <b>Expiry Date:</b>                                                                                                                                                                                                                                           | 29 July 2025                          |
| <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 4.85m, for which the maximum height would be 3.20m and the height of the eaves 3.20m. |                                       |

### PLANNING HISTORY

| Application No. | Description                                                                                                                        | Decision & Date              |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 32682           | Demolition of existing detached garage and erection of a single storey side extension to provide integral garage and utility room. | Approved – 15 February 1989. |

### REPRESENTATIONS

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

|                        |    |                                                                                                                                                                                                                                                                                                   | Yes | No |
|------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| s.55                   | 1  | Does it constitute development?                                                                                                                                                                                                                                                                   | ✓   |    |
| s.191                  | 2  | Would it be contrary to an enforcement notice?                                                                                                                                                                                                                                                    |     | ✓  |
| s.187a<br>Art.3<br>(4) | 3  | Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?                                                                                                                                                                                         |     | ✓  |
| Art.3<br>(5)           | 4  | Are the building operations involved in the construction of the original building lawful?                                                                                                                                                                                                         | ✓   |    |
| Art.3<br>(6)           | 5  | Does it involve the formation, laying out or material widening of a means of access to an existing highway which is a trunk or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons? |     | ✓  |
| Art.4                  | 6  | Is there an 'Article 4 Direction' in effect for the site?                                                                                                                                                                                                                                         |     | ✓  |
| Sch.2<br>Pt. 1<br>A    | 7  | Does it consist of enlargement, improvement or other alteration of a dwellinghouse?                                                                                                                                                                                                               | ✓   |    |
| A.1(a)                 | 8  | Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?                                                                                                                                         |     | ✓  |
| A.1(b)                 | 9  | Would the total area of ground covered by buildings (other than the original dwelling) exceed 50% of the total area of the curtilage?                                                                                                                                                             |     | ✓  |
| A.1(c)                 | 10 | Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?                                                                                                                                  |     | ✓  |

|        |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Yes | No  |
|--------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
| A.1(d) | 11 | Would 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?                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | √*  |     |
| A.1(e) | 12 | Would the enlarged part of the dwellinghouse extend beyond a wall which -<br>(i) fronts the principal elevation of the original house; or<br>(ii) fronts a highway and forms a side elevation of the original dwellinghouse?                                                                                                                                                                                                                                                                                                                                                                                                         |     | √   |
| A.1(f) | 13 | If the enlarged part of the dwellinghouse is single storey, would it either:<br>(i) extend beyond the rear wall of the original dwellinghouse by more than:<br>4 metres in the case of a detached dwellinghouse<br>3 metres in the case of any other dwellinghouse; or<br>(ii) exceed 4 metres in height                                                                                                                                                                                                                                                                                                                             |     | √   |
| A.1(g) | 14 | For a dwellinghouse not in article 2 (3) land ( <b>incl conservation area</b> ) if the enlarged part of the dwellinghouse is single-storey, would it either<br>(i) extend beyond the rear wall of the original dwellinghouse by more than:<br>8 metres in the case of a detached dwellinghouse<br>6 metres in the case of any other dwellinghouse; or<br>(ii) exceed 4 metres in height<br><br><b>NB: As per Para A.4 of Part 1 of for development that exceeds the limits in para A.1 (f) (question 13) but is allowed by para A.1 (g) (question 14) <u>Prior Approval via the 'Neighbours Notification Scheme' is required</u></b> |     | √   |
| A.1(h) | 15 | If the extension would be more than a single storey would it:<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br>(ii) be within 7 metres of the rear boundary of the curtilage.                                                                                                                                                                                                                                                                                                                                                                                                           | N/A | N/A |
| A.1(i) | 16 | Would the enlarged part of the dwellinghouse would be within 2 metres of the boundary with an eaves height in excess of 3 metres?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | √   |
| A.1(j) | 17 | Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and:<br>(i) exceed 4 metres in height,<br>(ii) have more than a single storey, or<br>(iii) have a width greater than half the width of the original dwellinghouse                                                                                                                                                                                                                                                                                                                                           | √** |     |
| A.1(k) | 18 | Would the development consist of or include:<br>(i) the construction or provision of a verandah, balcony or raised platform,<br>(ii) the installation, alteration or replacement of a microwave antenna,                                                                                                                                                                                                                                                                                                                                                                                                                             |     | √   |

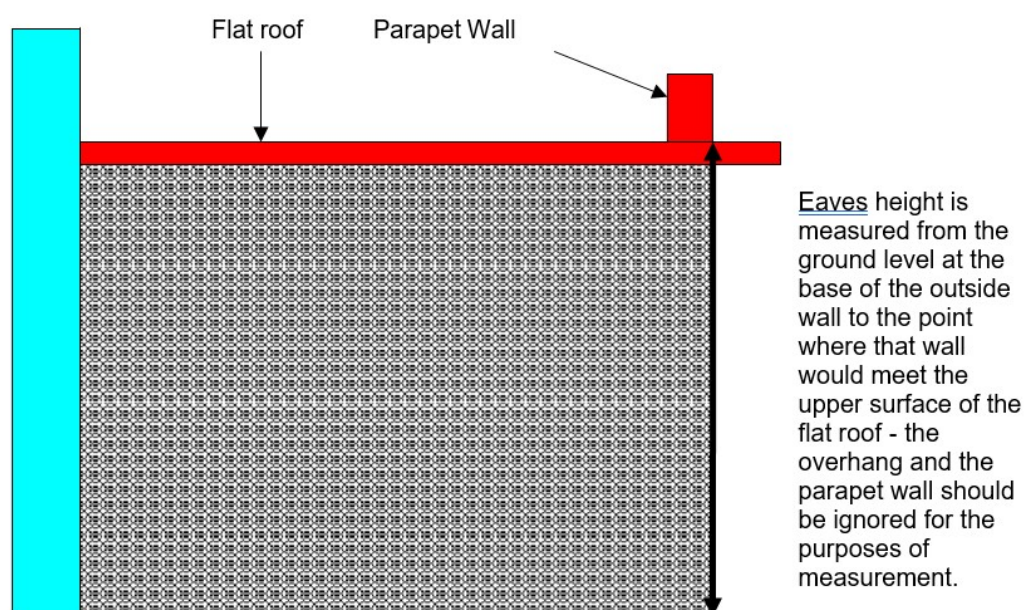
|        |    |                                                                                                                                                                                                                                                    | Yes | No  |
|--------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|
|        |    | (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or<br>(iv) an alteration to any part of the roof of the dwellinghouse.                                                                                 |     |     |
| A.2(a) | 19 | Article 2(3) land ( <b>inc. conservation areas</b> ):<br>a. Would the development consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles? | N/A | N/A |
| A.2(b) | 20 | b. Would the extension extend beyond a wall forming a side elevation of the original dwellinghouse?                                                                                                                                                | N/A | N/A |
| A.2(c) | 21 | c. Would the extension have more than a single storey and extend beyond the rear wall of the original dwellinghouse?                                                                                                                               | N/A | N/A |
|        | 22 | Would it affect or be within the Root Protection Area of a TPO'd tree?<br><i>* Does not affect Article 3 permission but separate TPO approval will likely be needed.</i>                                                                           |     | ✓   |

**\*Would 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 eaves height is measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope.

The eaves height of the rear extension measures 3 metres whereas the eaves height of the existing dwellinghouse measures 2.85 metres. Due to the eaves height of the rear extension exceeding the eave's height of the existing dwellinghouse the development does not meet the General Permitted Development Order, 2015 and therefore permission is not available.

Figure 1:



how

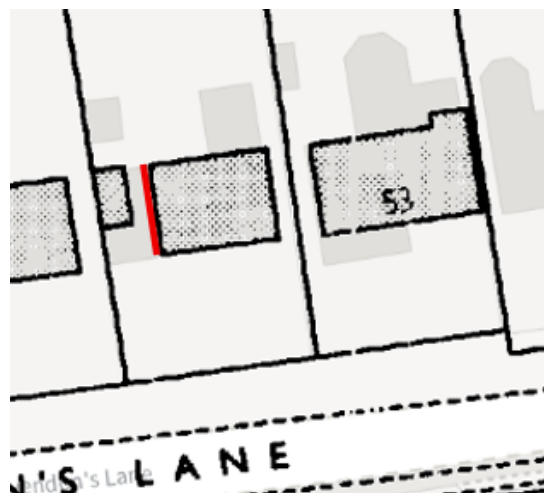
It is noted that the agent supplied unsolicited amended plans with the aim to overcome this issue. However, these have not been considered as Officers are assessing the proposal based on the originally submitted plans. The revisions would result in a re-consultation being required and would result in essentially a new prior approval application trying to be submitted.

**\*\* Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and:**

- (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**

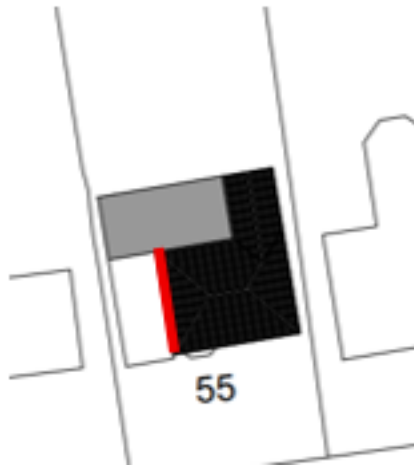
As a starting point the 'original dwellinghouse' needs to be defined. As per the NPPF an 'original building' is a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

From looking at historical mapping, Figure 1 is how the dwelling appeared in 1977 (which is the furthest back Officers can view). This shows that the single storey projection is not part of the original dwellinghouse, no matter when the original dwellinghouse was constructed. The existing garage is also not original, as per the planning history and can be seen below (the detached garage was demolished to make way for the attached, existing garage).



*Figure 1: Historical mapping from 1977*

As such, the proposed rear extension projects past the side wall of the original dwelling. The original side wall is indicated in red on both the 1977 map (Figure 1) and the proposed block plan (Figure 2).



*Figure 2: Proposed block plan submitted as part of this prior approval application*

As such, the proposal needs to be assessed as to whether the proposal complies with the relevant criteria as the extension extends beyond a wall forming a side elevation of the original dwellinghouse:

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (ii) have a width greater than half the width of the original dwellinghouse

The extension would not exceed 4m or have more than a single storey. However, it would have a width that is greater than half the width of the original dwellinghouse. The width of the original dwellinghouse is approximately 10m. The width of the proposed extension is measured to be approximately 9.55m. As such, the width of the proposed extension is substantially greater than half the width of the original dwellinghouse and therefore fail to accord with this criteria.

## **APPRAISAL**

### **Site Description:**

55 Evendons Lane is a detached bungalow in the town of Wokingham a major development location within Wokingham Borough. Evendons Lane is made up of a variety of houses from semi-detached, detached and bungalows.

The application site is made out of brick and has a tiled roof. The host dwelling also has an attached side garage, driveway and a front and rear garden.

### **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.

The site is situated within the major development location of Wokingham.

**Consultation:**

All adjoining neighbouring properties were consulted on 17 June 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:**

Due to the proposal not meeting Class A prior approval is not available, and planning permission is required for this proposal.

**RECOMMENDATION**

|                                    |                                        |
|------------------------------------|----------------------------------------|
| <b>Recommendation:</b>             | Prior approval is required and refused |
| <b>Date:</b>                       | 21 July 2025                           |
| <b>Earliest date for decision:</b> | 8 July 2025                            |

|                                                           |                                                                                     |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> |  |
| <b>Date:</b>                                              | 21/07/25                                                                            |