

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 July 2025

Application Number: 251372

Location: 55 Evendons Lane, Wokingham, RG41 4AD

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 4.85m, for which the maximum height would be 3.20m and the height of the eaves 3.20m.

Recommendation: Refused

Reasons

1. The proposed development would not comply with the limitations set out in Schedule 2, Part 1, Class A of the General Permitted Development Order by reason of the eaves height of the extension and its width beyond the original side wall of the dwellinghouse, creating an enlargement that would fail to comply with the limitations set out at A.1 (d and j(iii)).

Informatives

1. The Local Planning Authority has considered the following plans:

Proposed Block Plan

Actual - Floor Plans (Draft)

Actual - Proposed Elevations (Draft)

submitted to the Local Planning Authority on the 17 June 2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Age'.

Date: 21/07/25

REMEMBER - The earliest date for a decision on this application is: **8 July 2025**