

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260996
Site Address:	8 Culver Lane, Earley, RG6 1DS
Expiry Date:	5 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, which would extend beyond the rear wall of the original house by 8.00m, for which the maximum height would be 3.92m and the height of the eaves 2.35m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
080906	Proposed raising of roof with dormer extensions to create first floor living accommodation plus erection of two storey side/side extension to dwelling.	Refused 13/11/2008
081712	Proposed creation of first floor to provide additional living accommodation, plus raising of roof.	Refused 01/07/2008
150016	Householder Application for proposed raising and changing of roof form to provide additional habitable accommodation with front and rear dormer extensions. Erection of single storey outbuilding & provision of 2 x car parking spaces. Demolition of existing outbuilding.	Approved 18/09/2015
182765	Full planning application for the demolition of existing bungalow and erection of a two storey dwelling.	Refused 23/05/2019
212288	Full application for the proposed erection of 1no. 4 bedroom dwelling and detached garage, following demolition of existing dwelling and garage, plus new vehicular access.	Approved 08/09/2021
214106	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 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	Prior Approval Not Available 5/01/2022
220050	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	Prior Approval Not Required 03/02/2022

	by 8.00m, for which the maximum height would be 3.00m and the height of the eaves 3.00m.	
220650	Full application for the proposed demolition of the existing bungalow/single garage and the erection of a new two storey 4 No. bedroom detached dwelling with double garage and new cross over from Culver Lane.	Approved 06/04/2022
251586	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.	Refused 04/09/2025
260064	Full application for the proposed subdivision of the site and erection of 1 no. detached dwelling with associated access, parking and amenity space following demolition of the existing detached garage and rear conservatory at no 8. Culver Lane, plus installation of hardstanding and creation of a new front access and dropped kerb for the existing dwelling onto Culver Lane.	Withdrawn 10/03/2026

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

The application site is located on the southern side of Culver Lane in a predominantly residential area of Earley. The site is located on a prominent corner plot where Culver Lane meets Anderson Avenue, it is currently screened by a tall hedge that covers a large section of the site's boundary with Anderson Avenue. The existing dwelling is a detached bungalow that has off-street parking and a private garden space. Additionally, there is an existing detached single storey garage building located at the rear end of the site.

In this instance, the principal elevation of the dwelling is considered to be the west-facing elevation addressing Anderson Avenue, by virtue of its relationship to the highway and its function as the main public-facing frontage. The rear elevation is therefore the south-facing elevation. The proposed extension would project from this south (rear) elevation and is thus capable of falling within the scope of the permitted development provisions relating to larger single-storey rear extensions, subject to compliance with the relevant limitations and the prior approval procedure.

Description of Development:

This application seeks prior approval for the erection of a single storey rear extension (see above) that would extend 8 metres from the rear wall of the original dwellinghouse, with a maximum height of 3.92 metres and an eaves height of 2.35 metres.

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 April 2026 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:	Prior Approval Not Required
Date:	4 June 2026
Earliest date for decision:	16 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	04/06/26