

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251955
Site Address:	585 London Road, Earley, Wokingham, RG6 1AT
Expiry Date:	23 September 2025
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 5.00m, for which the maximum height would be 4.00m and the height of the eaves 4.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
317/48	Garage	14/09/1948, Approved
47/49	Extension	08/03/1949, Approved

REPRESENTATIONS

Neighbours	No. 1 Roadside Crescent — Clarification requested. No. 32 Easby Way – Clarification requested. Officer comment: Addressed in report.
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APPRAISAL

Site Description:

Semi-detached.

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 14 August 2025 and given the statutory 21 days to respond. Two comments have been received.

Assessment:

Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g) states 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 by more than 6 metres in any other case.
- (ii) exceed 4 metres in height.

The single storey rear extension which would extend beyond the rear wall of the original house by 5 metres , for which the maximum height would be 4 metres and the height of the eaves 4 metres. As such, the rear extension proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g).

However, Part A.4 (7) states that... *“where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”*. One objection has been received. Hence, the following assessment of potential impacts on neighbour amenity has been made.

Neighbouring Amenities

The occupier of No. 1 Roadside Crescent, to the north-east of the application site, has raised concerns regarding the height of the proposed extension. The rear extension would have a maximum height of 4 metres and would be positioned approximately 13 metres away from the main patio area of No. 1. Given this substantial separation distance and the single-storey scale of the development, it is not considered that the proposal would result in an unacceptable loss of light, outlook, or appear unduly overbearing to the occupiers of that property.

It is noted that the occupier of No. 1 has also referred to an existing outbuilding within the far rear garden of the application site. However, this structure does not form part of the current proposal and therefore cannot be assessed as part of this application. Accordingly, it is considered that the proposal would not give rise to any material harm to the amenities of neighbouring occupiers and is acceptable in this regard.

Other matters

The occupier of No. 32 Easby Way has queried the absence of a location plan with the application. However, under the validation requirements of Schedule 2, Part 1, Class A.4 of the General Permitted Development Order, there is no mandatory requirement for a location plan to be provided. The site plan submitted is sufficient for the purposes of assessing this prior approval application.

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 Approval
Date:	17 September 2025
Earliest date for decision:	5 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	19.09.25