

**Date:** 31 March 2026  
**Application:** 260415



**WOKINGHAM  
BOROUGH COUNCIL**

Mrs Lucy Newman  
Holtham Newman Architects  
282A Hyde End Road  
Spencers Wood  
Reading  
RG7 1DN

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Development Management &  
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Dear Mrs Lucy Newman,

**HOUSEHOLDER PRIOR APPROVAL DECISION**

**Application Number:** 260415

**Site Address:** 66 Gipsy Lane, Wokingham, RG40 2BS

**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 3.80m and the height of the eaves 2.50m.

**Town and Country Planning (General Permitted Development) (England) Order 2015. Process set out by Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3**

I refer to your recent application registered on 17 February 2026 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm neighbour objections were received and the Council has therefore considered the details submitted and hereby confirms that prior approval is given. Please be aware that you will need to comply with Building Regulations in the construction of the development.

This written notice indicates that the proposed development would comply with paragraph A1. (g) of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is important to note that this written notice does not indicate whether or not the proposed development would comply with any other of the limitations or conditions of Schedule 2 Part 1 Class A. If you require confirmation that the development would be lawful (i.e. that it would comply with all the limitations and conditions set out in Schedule 2 Part 1 Class A), then you can submit an application to the local planning authority for a Certificate of Lawful Development. For your information, building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information

relating to services within your site at [Home - LineSearchbeforeUdig \(lsbud.co.uk\)](http://Home-LineSearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk). The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey  
Head of Development Management - Place & Growth  
Date: 31/03/2026