

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242758
Site Address:	Riverways, New Bath Road, Twyford, Reading, RG10 9RY
Expiry Date:	13 December 2024
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 3.00m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
242757	Application for a certificate of lawfulness for the proposed erection of single storey side and rear extensions, plus installation of 2 no. side and 1 no. rear dormers.	Pending Decision
242791	Application for a certificate of existing lawful development for the erection of a detached single storey outbuilding.	Pending Decision
There is no historic planning history relating to the application site.		

REPRESENTATIONS

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

APPRAISAL

Site Description: An early 20th Century detached chalet style bungalow.

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 but is within an identified Bat Roost Suitability Habitat.

Consultation: All adjoining neighbouring properties were consulted on 1 November 2024 and given the statutory 21 days to respond. No objections have been received.

Class A: The proposed development as identified on the submitted plans is considered to meet the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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:	5 December 2024
Earliest date for decision:	22 November 2024

Recommendation agreed by:	
(Authorised Officer)	
Date:	05/12/24