



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Larger Home Extension
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

8

Suffix

Property Name

Address Line 1

Woodrow Drive

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 1RS

Description of site location must be completed if postcode is not known:

Easting (x)

482710

Northing (y)

168729

Description

Applicant Details

Name/Company

Title

First name

Stephen

Surname

Hart

Company Name

Address

Address line 1

8 Woodrow Drive

Address line 2

Address line 3

Town/City

Wokingham

County

Country

United Kingdom

Postcode

RG40 1RS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

Important - Please note that:

- This application is specifically for a 'larger' single storey rear extension to a house, and the questions below are particular to determining the eligibility of proposals for this extension type.
- Other kinds of home extensions do not use this 'prior approval' process and should not be applied for using this type of application.
- There are additional permitted development conditions that apply to all home extensions which are not covered in the questions below, [they can be reviewed in our common projects section](#). If your proposals do not meet these conditions, it is advisable not to continue with this application.

Please indicate the type of dwellinghouse you are proposing to extend

- ☒ Detached
☐ Other

Will the extension be:

- a single storey;
- no more than 4 metres in height (measured externally from the natural ground level); and
- extend beyond the rear wall of the original dwellinghouse (measured externally) by over 4 but no more than 8 metres.

Note that where the proposed extension will be joined to an existing extension, the measurement must represent the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

- ☒ Yes
☐ No

Is the dwellinghouse to be extended within any of the following:

- a conservation area;
- an area of outstanding natural beauty;
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- the Broads;
- a National Park;
- a World Heritage Site;
- a site of special scientific interest;

- ☐ Yes
☒ No

Description of Proposed Works

Please describe the proposed single-storey rear extension

The proposal is for a single storey rear extension to an existing bungalow to provide a bedroom with ensuite bathroom. The bathroom will be situated mainly within the envelope of the existing attached garage. The construction will be matching cavity brickwork with timber framed warm “flat” roof finished in lead coloured single ply membrane. The new “flat” roof finish will be continued across the existing garage roof replacing the existing roofing felt. The existing bungalow gutter board and fascia line will be continued around the proposed extension at the same level as existing.

The existing bungalow was constructed in the early 1970’s and has remained as built, including the attached flat roofed garage. An aluminium framed green house was added to the rear of the property some time in the 1980’s and this will be removed.

The rear wall of the existing attached garage projects 1190mm beyond the rear wall of the bungalow and the proposed extension straddles the stepped rear elevation of the property.

The side wall of the proposed extensions is shown 1190 mm away from the existing boundary line with 6 Woodrow Drive.

The rear wall of proposed extension is 4775mm from the rear of the existing garage and 5975mm from the rear wall of the main house.

Measurements

Please provide the measurements as detailed below.

Where the proposed extension will be joined to an existing extension, the measurements provided must be in respect to the total enlargement (i.e. both the existing and proposed extensions) to the original dwellinghouse.

How far will the extension extend beyond the rear wall of the original dwellinghouse (in metres, measured externally)

4.77	metres
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What will be the maximum height of the extension (in metres, measured externally from the natural ground level)

2.82	metres
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What will be the height at the eaves of the extension (in metres, measured externally from the natural ground level)

2.62	metres
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Adjoining premises

Please provide the full addresses of all adjoining premises to the house you are proposing to extend. This should include any premises to the side/front/rear, even if they are not physically 'attached'

House name: Number: 6 Suffix: Address line 1: 6 Woodrow Drive Address Line 2: Town/City: Wokingham Postcode: RG40 1RS
House name: Number: 10 Suffix: Address line 1: 10 Woodrow Drive Address Line 2: Town/City: Wokingham Postcode: RG40 1RS
House name: Number: 296 Suffix: Address line 1: 296 London Road Address Line 2: Town/City: Wokingham Postcode: RG40 1RD
House name: Number: 298 Suffix: Address line 1: 298 London Road Address Line 2: Town/City: Wokingham

Postcode:
RG40 1RD

Declaration

I/We hereby apply for Prior Approval: Larger home extension as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Steve Hart

Date

02/10/2025