

Date: 2 February 2026
Application: 253147



**WOKINGHAM
BOROUGH COUNCIL**

Mr SAUD AHMAD
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Dear Mr SAUD AHMAD,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 253147

Site Address: 53 Barkham Road, Wokingham, RG41 2RG

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 3.99m and the height of the eaves 2.90m.

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 23 December 2025 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 the Prior Approval process is not available for this development and therefore the application is refused for the following reason(s):

1. Class A, A.1(d) of the GPDO states the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse. The proposal includes eaves height of 2.90m which would exceed the height of the eaves of the existing dwellinghouse, contrary to the limitations set out in Class A, A.1(d) of the GPDO.

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 8.00m. Given the application site is link detached bungalow, the maximum is 6m, exceeding the permitted development limit by 2.00 metres. Thus, contrary to the limitations set out in Class A, A.1 (g) of the GPDO.

Therefore, the proposed development does not meet the criteria for permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not available.

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

The applicant should be aware that a lawful development certificate of proposed development may be submitted to ascertain whether or not the proposal requires planning permission. In addition to the above right of appeal, the applicant should also be aware of their right to judicially review the decision of the Local Planning Authority.

Informatives

1. This decision is issued in respect of plan no's 53BR-01, 53BR-02, 53BR-03, 53BR-011 & 53BR-022 received on 23/12/25.

Yours sincerely,



Justin Turvey

Head of Development Management - Place & Growth

Date: 02/02/2026