

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	253147
Site Address:	53 Barkham Road, Wokingham, RG41 2RG
Expiry Date:	3 February 2026
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 3.99m and the height of the eaves 2.90m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
220764	Full application for the change of use of dwelling to form two semi-detached dwellings including raising of roof to create first floor; erection of single storey rear extension; two storey side extension; demolition of existing garage and chimney; installation of 2No front dormers and 4No rear dormers; installation 4No rooflights to the front and 4No rooflights to the rear.	Refused 03/05/22

REPRESENTATIONS

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

APPRAISAL

Site Description: 53 Barkham Road is a link detached bungalow of brick construction with a single garage. The front garden comprises a hardstanding and planting. The property has an extensive rear garden.

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 31 December 2025 and given the statutory 21 days to respond. No objections have been received.

Assessment: The application has been assessed against Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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.

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 available.
Date:	2 February 2026
Earliest date for decision:	22 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	2 February 2026