

Date: 17 June 2025
Application: 251149



**WOKINGHAM
BOROUGH COUNCIL**

Mr Richard Fenn
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Development Management &
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Dear Mr Richard Fenn,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 251149

Site Address: 96 McCarthy Way, Finchampstead, Wokingham, RG40 4UB

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 4.0m, for which the maximum height would be 3.9m and the height of the eaves 3.3m.

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 20 May 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. the proposed erection of a single storey rear extension constitutes development requiring planning permission. Permission is not available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal not being in accordance with Schedule 2 (Part 1) (Class A) of the Order as the enlarged part of the dwellinghouse would be within 2 metres of the boundary with an eaves height in excess of 3 metres.

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 drawings numbered/titled (ME10) (ME12) (ME13) (Location Plan) received by the Local Planning Authority on 14/05/2025.

Yours sincerely,

MHead

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Head of Development Management - Place & Growth

Date: 17/06/2025