

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252486
Site Address:	Billingbear Lodge, Maidenhead Road, Wokingham, Berkshire, RG40 5RU
Expiry Date:	24 November 2025
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 7.00m, for which the maximum height would be 3.22m and the height of the eaves 3.00m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
37581	Erection of single storey extension to provide ancillary office accommodation together with associated parking facilities.	Approved 07/06/1991
010019	Proposed variation to condition 03 of consent 01110 to allow use by persons other than National Association of Almshouses.	Approved 06/04/2001
010197	Proposed variation to condition 06 of consent 37581 to allow offices to be used separately from main office.	Approved 06/04/2001
031877	Proposed erection of single storey B1 office building with car park and demolition of existing outbuilding	Withdrawn 31/01/2003
041660	Proposed provision of new entrance, gates & crossover to Carters Hill. Closure of existing access & reinstatement of hedge & ditch.	Withdrawn 06/05/2004

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

The application site features a two storey residential property located within a rural part of the borough. There is also a single storey outbuilding, offices and store located on the eastern side of the site which are accessed via a separate entrance from Maidenhead Road.

Description of Development:

This application seeks prior approval for the erection of a single storey rear extension that would extend 7 metres from the rear wall of the house, with a maximum height of 3.2 metres and an eaves height of 3 metres.

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 subject to wildlife and habitat designations being located in an area that holds the potential to support bat roosts.

Consultation:

All adjoining neighbouring properties were consulted on 15 October 2025 and given the statutory 21 days to respond. No objections have been received.

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:	18 November 2025
Earliest date for decision:	5 November 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18/11/25