

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251842
Site Address:	22 Mylne Square, Wokingham, RG40 1UN
Expiry Date:	17 September 2025
Site Visit Date:	4 September 2025
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 6.00m, for which the maximum height would be 3.59m and the height of the eaves 2.20m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
190526	Proposed Lawful Development Certificate for loft conversion with rear dormer and insertion of 3no roof lights to front elevation	Approved 13/03/19

REPRESENTATIONS

Neighbours	21 Mylne Square: Loss of light/overshadowing to conservatory, patio, and wall planter. Officer response: Addressed in report.
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APPRAISAL

Site Description: Two storey semi-detached dwelling.

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 7 August 2025 and given the statutory 21 days to respond. 1 objection has been received.

Assessment: *Under The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development 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 6.00m, for which the maximum height would be 3.59m and the height of the eaves 2.20m. As such, the rear extension proposal complies with The Town and Country Planning (General Permitted Development) (England) Order 2015, Permitted Development Class A, A.1 (g).

However, Part A.4 (7) states that... *“where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”*. One objection has been received. Hence, the following assessment of potential impacts on neighbour amenity has been made.

Neighbouring Amenities

Loss of light/overshadowing: The rear extension would project by approx. 2m which would result in further overshadowing of no.21 patio area and conservatory. However, the eaves (2.20m) remain broadly comparable to the neighbour's conservatory eaves (2.15m). The overall increase in height (0.39m) is modest and not considered overbearing in the context of a single-storey extension. The overall scale and massing of the extension is proportionate to the host property and consistent with typical residential extensions in the surrounding area. It does not introduce an excessive height, depth, or bulk that would dominate neighbouring outlooks.

Although the extension projects beyond the conservatory by 2.0m, this projection is limited when considered against the overall garden depth available. The 45-degree test (drawn from the nearest habitable room window on No. 21) would not be breached, indicating acceptable daylight levels to the rear-facing windows.

Because the gardens face north, the rear of both properties receives limited direct sunlight. The majority of sunlight falls to the front (south-facing) elevations, meaning the conservatory and patio already experience overshadowing for most of the day. As a result, the extension would not materially increase overshadowing of areas that already receive little to no direct sun.

The rear patio and garden of No. 21 remain open to the west, ensuring natural daylight and open outlook are maintained. The extension would not enclose these areas to the degree that would materially harm their usability or result in a sense of unacceptable enclosure.

In conclusion, although the proposed extension would introduce some additional built form adjacent to No. 21's conservatory and patio and while some additional overshadowing may occur, the increase in height is minor, the projection modest, and the orientation such that sunlight loss would be limited and not materially harmful, this would not be sufficient to justify refusal on loss of light/overshadowing grounds.

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.

RECOMMENDATION	
Recommendation:	Prior Approval Approval
Date:	4 September 2025
Earliest date for decision:	29 August 2025

Recommendation agreed by:	
(Authorised Officer)	
Date:	4 September 2025