

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261339
Site Address:	47 The Crescent, Earley, Wokingham, RG6 7NW
Expiry Date:	22 July 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 6.00m, for which the maximum height would be 2.80m and the height of the eaves 2.45m.	

PLANNING HISTORY – No Planning History

Application No.	Description	Decision & Date
N/a	N/a	N/a

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: Detached bungalow.

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.

Compliance with GPDO: A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states that single storey extensions should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse.

The property is detached and the extension measures 6 meters in depth, therefore complies with this section.

Part A.1 (g) (ii) states that rear extension should not exceed 4 meters in height. Measured to the top of the roof, the extension is 2.8m meters, therefore complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary, the extension has an eaves height of 2.45 meters, therefore complies with this section.

Consultation: All adjoining neighbouring properties were consulted on 10 June 2026 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:	2 July 2026
Earliest date for decision:	1 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 July 2026