

Date: 19 December 2024
Application: 242969



**WOKINGHAM
BOROUGH COUNCIL**

Mr Bryn Lee
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Development Management &
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Dear Mr Bryn Lee,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 242969

Site Address: 117 Gipsy Lane, Wokingham, RG40 2BW

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 4.75m, for which the maximum height would be 3.46m and the height of the eaves 3.00m.

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 25 November 2024 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

Informatives

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Yours sincerely,

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 19/12/2024