

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242321
Site Address:	39 Arundel Road, Woodley, Wokingham, RG5 4JP
Expiry Date:	22 October 2024
Site Visit Date:	20 September 2024
Proposal: Application for the prior approval of the erection of a proposed single storey rear extension extending up to 6m from original wall of the house, following demolition of existing single storey rear extension. The roof would be pitched with roof lights, for which the maximum height would be 3.9m and the height of the eaves 2.3m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
O/8/59	Outline	Approved 11/05/1959
121/59	Layout of roads and houses	Approved 08/09/1959
13/60	Layout – Semi/Det. House	Approved 08/03/1960
022188	Proposed single storey side extension to dwelling and front porch.	Approved 26/03/2002
240217	Householder application for proposed garage conversion to habitable living space with changes to fenestration.	Approved 11/03/2004

REPRESENTATIONS

Neighbours	None received
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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 11 September 2024 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:	8 October 2024
Earliest date for decision:	2 October 2024

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.10.2024