

Date: 1 September 2025
Application: 251868



**WOKINGHAM
BOROUGH COUNCIL**

Mr M Haron

30 Saxon Avenue
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Development Management &
Compliance

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Shute End, Wokingham

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Dear Mr M Haron,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 251868

Site Address: 21 Wickham Road, Earley, Wokingham, RG6 3TE

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 4.00m, for which the maximum height would be 2.50m and the height of the eaves 2.43m.

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 5 August 2025 for determination as to whether prior approval is required for the erection of a single storey extension to the rear of the above dwelling.

I can confirm the Prior Approval process is not available for this development and therefore the application is refused for the following reason(s):

1. Prior approval for the proposed single storey rear extension is not available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Schedule 2, Part 1, Class A) (as amended), because condition 6 of planning consent 39117 restricts permitted development rights.

This written notice indicates that the proposed development would not comply with Condition A.4 of Class A of Part 1 of Schedule 2 of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015. You have a right of appeal to the Planning Inspectorate.

The applicant should be aware that a lawful development certificate of proposed development may be submitted to ascertain whether or not the proposal requires planning permission. In addition to the above right of appeal, the applicant should

also be aware of their right to judicially review the decision of the Local Planning Authority.

Informatives

1. This Decision is issued in respect of the drawings numbered (001) (002) (003) (004) (005) (006) (000), received by the Local Planning Authority on 04/08/2025.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth
Date: 01/09/2025