

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251661
Site Address:	33 Stanton Close, Earley, Wokingham, RG6 7DX
Expiry Date:	22 August 2025
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 2.77m and the height of the eaves 2.57m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
960328	Proposed Single Storey Rear Extension To Form Conservatory	Approved 12/12/1996

REPRESENTATIONS

Neighbours	One commentator has queried whether formal permission would be required for the demolition of the garage. <i>Officer comments: Please refer to the 'Description of Development' section of the main report below.</i>
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APPRAISAL

Site Description:

This application site features a two-storey semi-detached dwelling located within a predominantly residential area of Earley. The dwelling is set back from the road, and the site benefits from off-street parking and a rear private garden.

Description of Development:

This application seeks prior approval for the erection of a single storey rear extension that would extend 6m from the rear wall of the original house, with a maximum height of 2.77m and an eaves height of 2.57m.

Notwithstanding the submitted plans, this application is only considering the proposed single storey rear extension. The demolition of the existing attached garage as shown on the submitted plans may require separate planning permission. An informative is attached to the Decision Notice to bring this to the applicant's attention.

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 subject to wildlife and habitat designations being located in an area that holds the potential to support bat roosts.

Consultation:

All adjoining neighbouring properties were consulted on 15 July 2025 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:	22 August 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/08/25