

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260065
Site Address:	45 Buccaneer Close, Woodley, Wokingham, RG5 4XP
Expiry Date:	3 March 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 3m, for which the maximum height would be 3.5m and the height of the eaves 2.45m. Additional single storey side extension, which would extend the rear wall by 2.22m, for which the maximum height would be 2.75m and the height of the eaves 2.47m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
23796	Outline application for residential development.	CA, 13/01/1986
27224	51 Dwellings.	CA, 13/05/1987

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description:

Two storey 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 located in habitat which matches where bat roosts have previously been found in the borough.

Consultation:

All adjoining neighbouring properties were consulted on 21 January 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:	16 February 2026
Earliest date for decision:	11 February 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.02.2026