

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250978
Site Address:	31 De Vitre Green, Wokingham, RG40 1SE
Expiry Date:	29 May 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 5.95 m, for which the maximum height would be 3.60 m and the height of the eaves 2.50 m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
WOK/B/O/46/60	Outline application – erection of maximum number of private dwellings	REF 06/09/1960
WOK/B/O/47/67	Outline application – erection of 158 single and two storey dwelling houses	REF 11/03/1968 Appeal Allowed
WOK/23/69	Construction of 91 two storey dwelling houses each with garage and/or carport	C/A 13/01/1969
F/1999/69074	Proposed two storey side extension to dwelling and first floor front extension	C/A 15/03/1999
F/2003/9626	Proposed single storey rear extension to dwelling to form conservatory	C/A 12/08/2003
210720	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 5.95m, for which the maximum height would be 3.6m and the height of the eaves 2.3m.	Prior Approval Not Required 25/03/2021

REPRESENTATIONS

Neighbours	None received
------------	---------------

APPRAISAL

Site Description:

Detached two storey 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 within a Bat Roost Suitability Habitat and a Red Risk Zone for Great Crested Newts.

Consultation:

All adjoining neighbouring properties were consulted on 23 April 2025 and given the statutory 21 days to respond. No objections have been received.

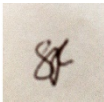
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, 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:	16 May 2025
Earliest date for decision:	15 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	16.5.25