

Date: 19 March 2025
Application: 250347



WOKINGHAM
BOROUGH COUNCIL

Mr Cornelius Kavanagh

Cemetery Lodge
Fairmile
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RG9 6AA

Development Management &
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Dear Mr Cornelius Kavanagh,

HOUSEHOLDER PRIOR APPROVAL DECISION

Application Number: 250347

Site Address: 5 Grove Close, Wokingham, RG40 3NA

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 5.72m, for which the maximum height would be 3.30m and the height of the eaves 2.50m.

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 12 February 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. The proposed development would not meet the definitional requirements of Schedule 2, Part 1, Class A of the General Permitted Development Order by reason of the extension linking into previous extensions to the original dwelling, creating a total enlargement that would fail to comply with the limitations set out at A.1 (h, i, j and ja).

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.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 19/03/2025