

PN CLASS A RESI EXTENSION
DRAFT DECISION NOTICE



Expiry Date: 9 June 2025

Application Number: 251015

Location: 273 Loddon Bridge Road, Woodley, Wokingham, RG5 4BL

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 2.98m and the height of the eaves 2.55m.

Recommendation: Refused

Reasons

1. The application is refused on two grounds. Firstly, it fails to fall under Part 1, Class A of the General Permitted Development Order as the development crosses over the red line boundary and is outside of the curtilage of the respective dwellinghouse. Secondly the application fails to comply with policy when assessed against local and national guidance. The proposals would result in a harmful and detrimental loss of light and overbearing impact on the neighbour at 271 Loddon Bridge Road.

Recommendation and conditions/reasons agreed: MC

Date: 05.06.2025

REMEMBER - The earliest date for a decision on this application is: **21 May 2025**