

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251574
Site Address:	Blackmoor, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS
Expiry Date:	13 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 8.00m, for which the maximum height would be 3.00m and the height of the eaves 2.85m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
072177	Proposed erection of single storey rear extension plus conversion of loft to form habitable living space plus side and rear dormers	Approved: December 2007
150/49	Garden shed	PD

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 not subject to any relevant wildlife or habitat designations.
- The site is situated within a Modest Development Location of Three Mile Cross.

Consultation: All adjoining neighbouring properties were consulted on 4 July 2025 and given the statutory 21 days to respond. No objections have been received.

Conclusion: Prior approval for the proposed single storey rear extension is available under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). 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.

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.

RECOMMENDATION	
Recommendation:	Prior Approval not required
Date:	30 July 2025
Earliest date for decision:	25 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	30 July 2025