

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261110
Site Address:	23 Haddon Drive, Woodley, Wokingham, RG5 4LX
Expiry Date:	17 June 2026
Site Visit Date:	N/A
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 3.53m, for which the maximum height would be 3.60m and the height of the eaves 2.50m.	

PLANNING HISTORY

Application No.	Description	Decision & Date
N/A	N/A	N/A

REPRESENTATIONS

Neighbours	None received
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APPRAISAL

Site Description: This application site relates to a two-storey semi-detached dwelling with associated parking and landscaping in the residential area of Woodley, Wokingham. The surrounding area consists of mixed residential dwellings with varying forms of architectural design and character.

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 wildlife or habitat designations.

Consultation: All adjoining neighbouring properties were consulted on 12 May 2026 and given the statutory 21 days to respond. No objections have been received.

Proposal: The proposed rear extension would approximately be 3.5 meters in depth, 6 meters in width and eaves height of 2.5 meters.

Compliance with GPDO: A.1 (g) (i) of Schedule 2 (Part 1) (Class A) of the Town and Country Planning (General Permitted Development) Order 2015 states that single storey extensions should not extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwelling, or 6 metres in the case of any other dwellinghouse. The property is semi-detached and measures 3.5 meters in depth, therefore complies with this section.

Part A.1 (g) (ii) states that rear extension should not exceed 4 meters in height. Measured to the top of the roof, the extension is 3.6 meters, therefore complies with this section.

Part A.1 (i) requires that the eaves height does not exceed 3 metres when the development is within 2 metres of the boundary, whilst this development is a semi-detached dwelling the extension has an eaves height of 2.5 meters, therefore complies with this section.

Neighbouring Amenity: The proposed extension would extend 3.5 meters from the rear of the dwelling and is single storey in nature. There is one access door to the west elevation, bi-folding doors to the south and 1. No rooflight. The proposed fenestration changes will not overlook any primary neighbouring amenity spaces such as gardens or patios, therefore no concern for loss of light, overbearing or overlooking. No neighbour 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:	Approve
Date:	10 June 2026
Earliest date for decision:	2 June 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	15.06.2026