

EVIDENCE TO VERIFY APPLICATION

for Certificate of Lawful Development

Site address: 92 Brighton Road, Earley, Reading RG6 1PS

The proposal complies with the Permitted Development Guidance as set out on the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below and can be found under the heading of Loft Conversion and other alterations.

The proposed loft conversion is considered to be permitted development, not requiring an application for planning permission, on the following grounds:

1. The existing and proposed use is residential.
2. Additional roof space created does not exceed the volume allowance of 40 cubic metres for terraced houses.
3. Proposed would not extend beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
4. Proposed is to be no higher than the highest part of the roof.
5. Proposed materials are to be similar and in keeping with the appearance of the existing house.
6. Proposed roof extension is to be set back at least 200mm from the original eaves.
7. The roof enlargement would not overhang the outer face of the wall of the original house.
8. Proposed roof lights do not project any more than 150mm above the roof plane.

Date: 01/01/2022