

EVIDENCE TO VERIFY APPLICATION FOR A
LAWFUL DEVELOPMENT CERTIFICATE AT
75 WHITLEY WOOD LANE, READING, RG2 8PW

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website.

The relevant guidance for this proposal is set out below:

- 1) Existing house is not a listed building nor is it located in a conservation area;
- 2) The proposed extension does not exceed more than 50% of the total area of land around the original house;
- 3) The proposed extension will not be self-contained or form any part of living accommodation;
- 4) The proposed extension will go beyond the rear wall of the original house by 3.6m which is less than the permitted of 4m for a detached property;
- 5) The proposed extension is a lean-to patio extension;
- 6) The proposed extension, and when inside the 2m boundary line, proposes a maximum height of no higher than 2.5m which is below the 3m allowed to be considered permitted development;
- 7) The proposed extension does not contain any balconies, verandas or decking;
- 8) The proposed extension will not forward the principal elevation or side elevation of the original house;
- 9) The proposal will have no impact on any neighbours or local residents.

Dated 20th November 2021