

West Berkshire Council
Planning Authority
Newbury
Berkshire

15th December 2020

Evidence to Verify Application for certificate of Lawful Development
6 Broomfield Road, Reading RG30 6AH



The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class C3 development, on the terms of “The town and country planning” (General Permitted Development) The enlargement, improvement or other alteration of a dwelling house

The relevant guidance for this proposal is set out below

1. The existing house is not a listed building and is not in a conservation area.
2. The proposal is for a single storey conservatory on a detached property onto and existing extension.
3. The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
4. The proposed conservatory does not exceed 3 metres beyond existing building and does not exceed more than 3 metres in height
5. The proposed materials are of similar appearance to those of the existing dwelling house.