

Statement in Support of an Application for a Lawful Development Certificate

19 Westdene Crescent, Caversham, Reading. RG4 7HD

Proposal

Proposed Single Storey Rear Extension

It is considered that a lawful development certificate should be granted for the following reasons:-

- No more than half the area of land around the original property will be covered by the proposed extension or other existing outbuildings.
- The proposed extension will not be forward of the principal elevation or side elevation fronting a highway.
- The proposed extension will not be higher than the highest part of the roof.
- The proposed single storey rear extension will not extend beyond the rear of the original property by more than 4m.
- The maximum height of the proposed single storey rear extension will not exceed four metres.
- The proposed single storey rear extension is within two metres of a boundary therefore the eaves height will not exceed three metres.
- Materials to be similar in appearance to the existing property.
- No verandas, balconies or raised platforms.
- The existing property is not on designated land.