

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

AT: **96 BATH ROAD, Reading, RG30 2EU**

The proposals comply with the permitted development guidance as set out on the planning portal website.

Notification of a proposed larger Home Extension Schedule 2, part 1 (Class A) of The Town and Country Planning (General Permitted Development) (England) Order 2015

For a period of six years, between 30 May 2013 and 30 May 2019 , householders will be able to build larger single-storey rear extensions under permitted development.

The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for any other type of house outside Article 2(3) land* and sites of special scientific interest.

A homeowner wishing to build a larger single-storey rear extension that will: • extend detached houses between 4 and 8 metres;

or • extend any other type of house outside Article 2(3) land* and sites of special scientific interest between 3 and 6 metres; must notify the relevant local planning authority by completing and submitting the Notification of a proposed larger Home Extension form (PDF) and provide the necessary required information as part of the following process .

The relevant guidance for this proposal is set out below:

- 1) Existing house is not a listed building
- 2) The proposal does not affect the street traffic flow or parking
- 3) The total ground covered by buildings within the curtilage of the dwellinghouse does not exceed 50% of the total area of the curtilage.
- 4) No part of the proposed works to the rear elevation exceeds the height of the highest part of the existing roof to the dwelling. Maximum eaves and ridge height of extension no higher than existing house.
- 5) The proposed extension extend beyond the rear wall of the original building by 8mt as per Notification for Prior Approval for a Proposed Larger Home Extension .

- 6) The side extension is not more than 50% of the existing width of the house.
Width of side extension does not have a width greater than half the width of the original house.
- 7) The proposed side extension to be single storey with a maximum height of four metres.
- 8) The property is not on Article 1(5) land.
- 9) Materials used in exterior work to be similar in appearance to those of the exterior of the existing house
- 10) The proposals are therefore considered allowable as Class A Permitted Development within the terms of "The Town and Country Planning (General Permitted Development) (Schedule No. 2)