

DESIGN STATEMENT / VERIFICATION OF APPLICATION EVIDENCE
17 Whitley Wood Road, Reading, RG2 8HX

HOUSEHOLDER PLANNING APPLICATION (RETROSPECTIVE):
OUTBUILDING IN REAR GARDEN



1. The detached bungalow is not on an Article 2(3) land nor in a Site of Special Scientific Interest.
2. For the outbuilding in rear garden,
 - a. The single storey outbuilding is featured with a hipped roof and the height of the hipped roof does not exceed 4m.



- b. The eaves height is no more than 2.5m.
- c. The eaves is more than 2 metres away from the boundary of the curtilage of the dwellinghouse
- d. The external materials used in the outbuilding are:
 - i. Galvanised steel roof
 - ii. Aluminum frame structure
 - iii. Mica plastic windows on doors
 - iv. All windows are fitted with fabric netting for privacy and reduction of reflection
- e. The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- f. The outbuilding is built for purposes incidental to the enjoyment of the house.



- g. The patio is a separate development.
 - i. Garden decking will be permitted development under Class E subject to it not exceeding this 0.3m height limit.
 - ii. The existing decking patio does not exceed 0.3m height limit.

