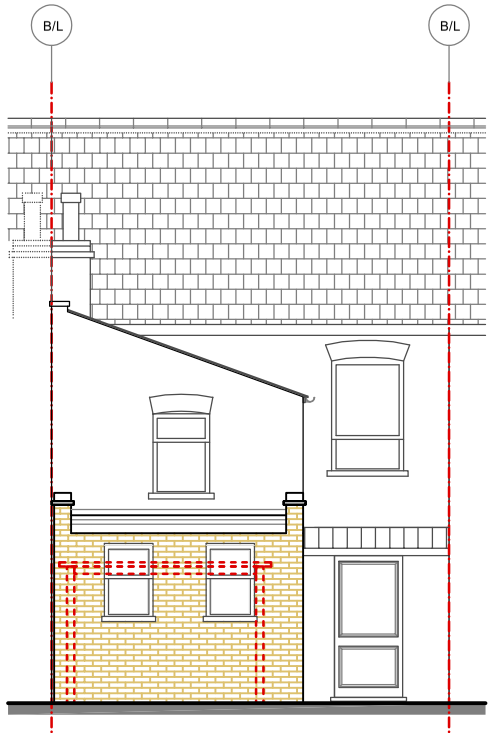
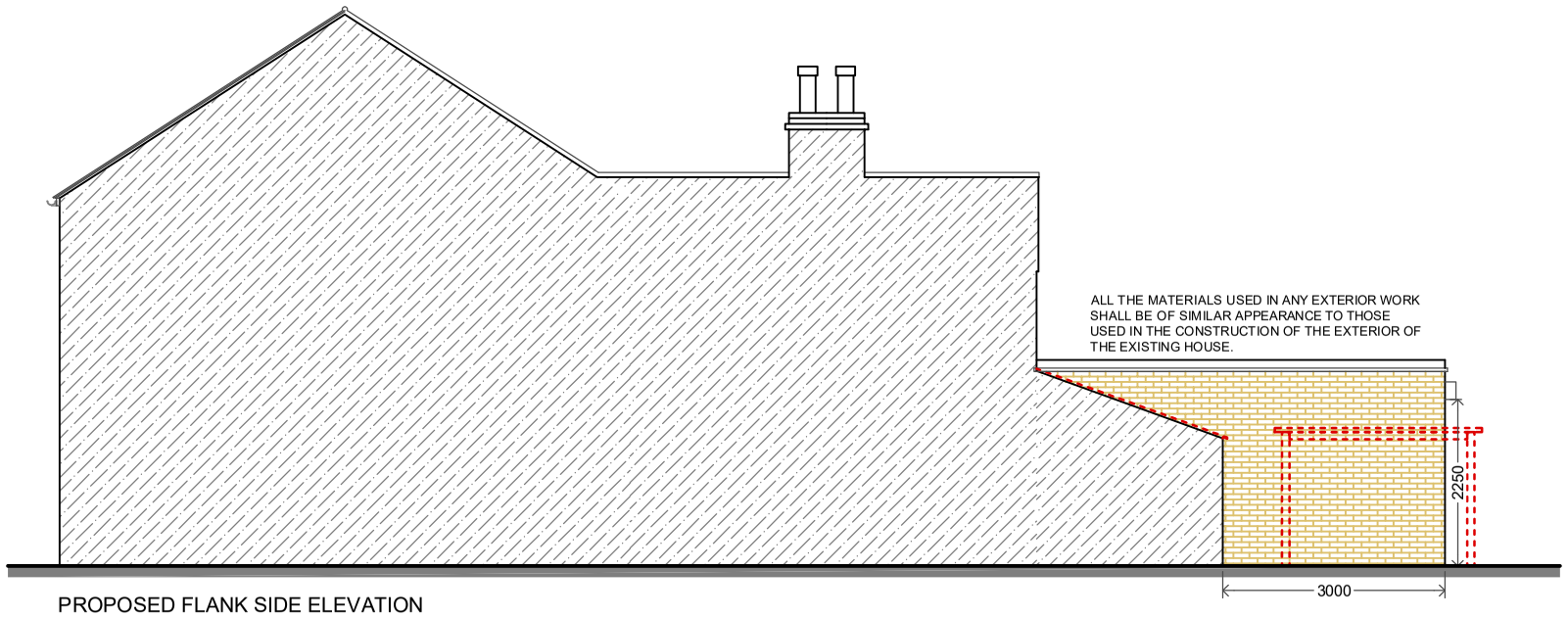
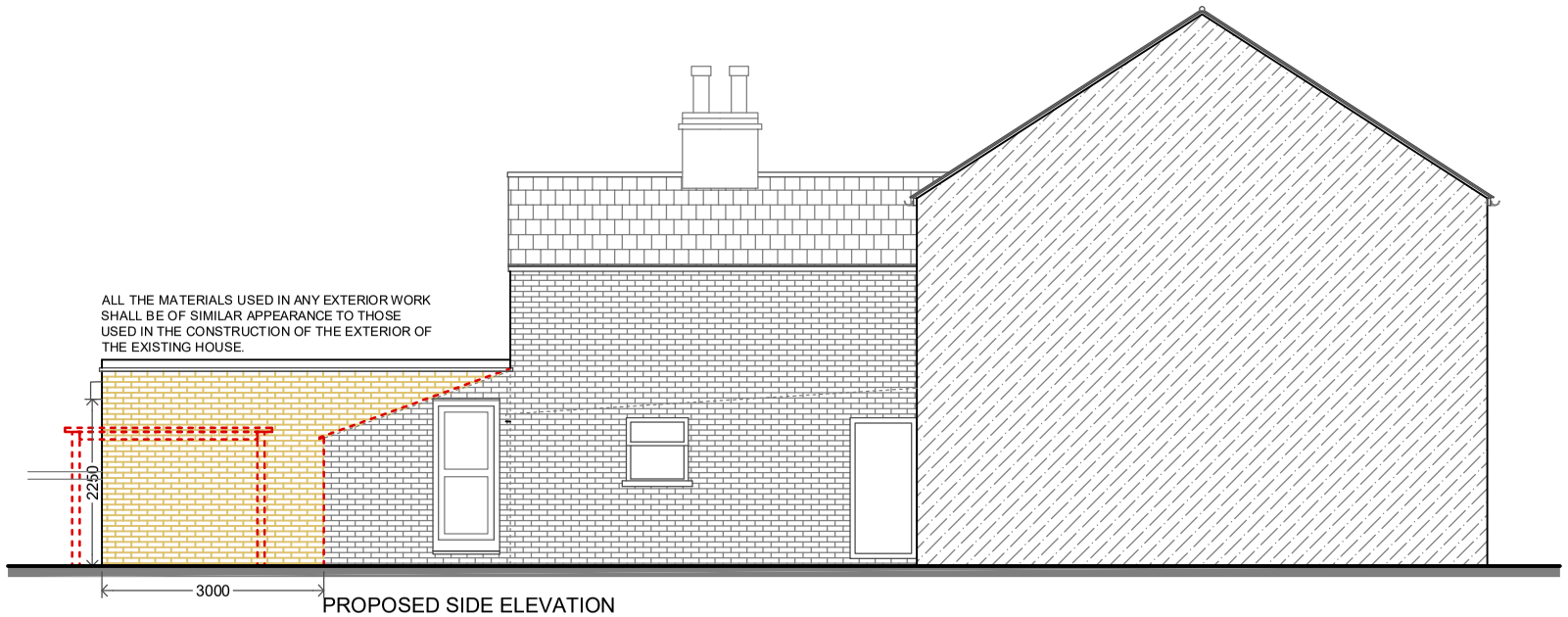


PROPOSED REAR ELEVATION
46 DONNINGTON GDNS., READING, RG1 5ND



PROPOSED FLANK SIDE ELEVATION
46 DONNINGTON GDNS., READING, RG1 5ND



PROPOSED SIDE ELEVATION
46 DONNINGTON GDNS., READING, RG1 5ND

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.
IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFUL FOR A FORMAL CONFIRMATION.
ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.
THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

REAR EXTENSION PERMITTED DEVELOPMENT

Rear extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions listed below.

1. On designated land* - no cladding of the exterior
2. No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
3. No extension forward of the principal elevation or side elevation fronting a highway.
4. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
5. Proposed extension shall not extends beyond the rear wall by no more than 6 metres (semidetached or terraced house) or 8 metres (detached house)
5. Rear extensions to have a maximum height of 4m and width no more than half that of the original house.
6. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.

NOTES:
This drawing is for statutory planning purposes only.
All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1996 to serve a Party structure Notice to any adjoining owner if building work on or near an existing Party Wall involves:

Support of Beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashing
Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.

ARCADIA
DESIGN CONSULTANTS
305 Reading Rd, Winnersh,Berkshire. RG41 5LR
Contact : 07912529720
http://www.arcadia-design.co.uk/test/

KEY:
EXISTING **PROPOSED**

0 1m 2m (1:50) 4m
0 1m 2m 4m (1:100) 8m

P L A N N I N G I S S U E

REV.	DATE	DESCRIPTION		
DWG NO:	PL/A705/03	SCALE	1:100 @ A3	
DATE	AUG. 2025	DRAWN BY	MQ	

PROJECT
SINGLE STOREY REAR EXTENSION AT
46 DONNINGTON ROAD, READING - RG1 0HY

DRAWING TITLE
PROPOSED ELEVATIONS