

LAWFUL DEVELOPMENT CERTIFICATE – SUPPORTING STATEMENT

46 Recreation Road, Tilehurst, Reading, RG30 4UA

This application seeks a Certificate of Lawfulness for Proposed Development for the replacement of the existing rear conservatory with a single-storey rear extension.

The property is a two-storey semi-detached dwelling dating from approximately the 1930s. The property benefits from an existing single-storey rear addition and conservatory.

The proposal comprises the replacement of the existing conservatory with a permanent single-storey rear extension. The proposed extension would project approximately 2.7m beyond the original rear wall and would have an external width of approximately 4.0m, broadly following the footprint of the existing conservatory.

The proposed development is considered to comply with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the following reasons:

- The property is a semi-detached dwellinghouse and the proposed extension would project approximately 2.7m beyond the original rear wall, below the 3m limit applicable to a single-storey rear extension.
- The existing rear kitchen addition projects approximately 1.47m beyond the original rear wall and does not extend beyond the original side elevation. The proposed development, together with this existing enlargement, remains within the applicable Class A dimensional limitations.
- The proposed extension would have an eaves height not exceeding 3.0m, complying with the maximum eaves height applicable where an enlargement is within 2m of a boundary.
- The maximum overall height, including the proposed roof lantern, would be approximately 3.34m, below the 4m maximum overall height applicable to a single-storey rear extension.
- The development would be single storey and would not extend beyond a wall forming a side elevation of the original dwellinghouse.
- The area of the proposed and existing additions would be substantially less than 50% of the curtilage of the original dwellinghouse.
- Proposed external materials, including brickwork and external doors/windows, would be of a similar appearance to those of the existing dwellinghouse.

Accordingly, the proposed development is considered to fall within the permitted development rights granted by Schedule 2, Part 1, Class A of the GPDO 2015 (as amended) and a Certificate of Lawfulness for Proposed Development is therefore sought.