

Greenshadows Architectural Partnership



30th June 2025

Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Dear Planning Department

RE: PROPOSED REPLACEMENT CONSERVATORY/ REAR EXTENSION
TO VENTANA, DEVILS HIGHWAY, CROWTHORNE

Evidence to Verify proposed roof alterations comply with Class A Extensions.

The proposals comply with the Permitted Development Guidance as set out in the Statutory guidance document '**Permitted Development for householders – Technical Guidance**' attached.

Class A- Extensions rear single storey

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

- 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.
- No extension forward of the principal elevation or side elevation fronting a highway.
- Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land* this limit is increased to 8m if a detached house; or 6m for any other house.
- Maximum height of a single-storey rear extension of 4m.
- Maximum eaves and ridge height of extension no higher than existing house.

I confirm that the proposed rear single storey extension comply with all of the above criteria and therefore can be carried out within the permitted development legislation.

Regards

Jeff Brown

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