

### Supporting Statement

Lawful Development Certificate (Proposed)

The Willows, Mill Lane, Sindlesham, Wokingham, RG41 5DF

#### 1. Description of Development

This application seeks a Certificate of Lawfulness for the proposed erection of a single storey side extension to form a utility room, together with the replacement of existing rear openings with French doors.

#### 2. Site and Planning Context

The application site comprises a detached dwellinghouse. The property is not located within a conservation area and is not subject to an Article 4 Direction. The dwelling retains its permitted development rights.

There are no previous extensions to the original dwellinghouse.

#### 3. Assessment Against Permitted Development (Class A)

The proposed development complies with the provisions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

##### Position

The proposed extension is located to the side of the dwellinghouse and is set back approximately 1.6m from the principal elevation, ensuring it does not project beyond the front wall of the original dwellinghouse, in accordance with Class A.1(e).

##### Width

The extension has a width of approximately 2.05m, which is significantly less than half the width of the original dwellinghouse (12.56m), complying with Class A.1(j)(iii).

##### Height

The extension is single storey with:

- Eaves height of approximately 2.5m, and
- Maximum height of approximately 3.89m

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The extension is within 2m of the boundary; therefore, the eaves height is limited to 3m. The proposal complies with Class A.1(i). The overall height does not exceed 4m, in accordance with Class A.1(j)(i).

#### Scale and Coverage

The extension projects approximately 4.3m and remains subordinate to the host dwelling. The total area of development does not exceed 50% of the curtilage of the original dwellinghouse.

#### Materials

Materials will match the existing dwellinghouse in appearance, in accordance with Class A.3(a).

#### 4. Rear Openings

The proposal includes the replacement of existing rear doors and window openings with French doors of similar size. These works constitute an alteration to the dwellinghouse and fall within permitted development rights under Class A.

#### 5. Rooflights

Two rooflights are proposed within the roof slope of the extension and comply with Class C of the GPDO, not projecting more than 150mm above the roof plane and not exceeding the height of the roof.

#### 6. Conclusion

The proposed development complies with all relevant criteria set out under Class A and Class C of the GPDO (2015, as amended) and therefore constitutes lawful development.

It is respectfully requested that a Certificate of Lawfulness (Proposed) is granted.