

Reference: 25006_6.1_LDC_25.06.17

Weston & Co Architects Ltd
Watlington House, 44 Watlington Street
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RG1 4RJ

17th June 2025

Wokingham Borough Council Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

To whom it may concern,

Lawful Development Certificate Application at 62 Victoria Road, Wargrave, RG10 8AE

This letter provides additional contextual information associated with the above named application (Planning Portal ref: PP-14088876) and should be read in conjunction with the following drawings:

- 25006-PL-01 Location Plan & Proposed Block Plan
- 25006-PL-02 Existing First & Second Floor Plans
- 25006-PL-03 Existing Elevations & Section AA
- 25006-PL-04 Proposed First & Second Floor Plans
- 25006-PL-05 Proposed Elevations & Section AA

The application has been prepared to gain acknowledgement and permission of the lawful development of the operations proposed to be carried out at 62 Victoria Road, Wargrave, RG10 8AE. The proposed works involve a dormer extension to an existing loft space in accordance with householder permitted development rights. The primary reason for the proposed works is to improve the house accommodation to meet modern living standards.

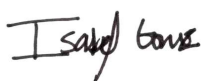
The proposed loft conversion and dormer extension falls within householder permitted development rights for the following reasons:

- The dormer extension is located to the rear of the property and does not extend beyond the principal elevation
- The height of the dormer does not exceed that of the highest part of the existing roof.
- The additional roof space created amounts to less than 40 cubic metres, in accordance with limits for terraced houses.
- The proposed external materials are to match the appearance of the existing dwelling.

We trust that the information and documents provided in support of the application are sufficient evidence to demonstrate the lawfulness of the operations and hope to register this application at the earliest opportunity.

Should you have any questions in relation to any of the above information please do not hesitate to contact us.

Yours faithfully,



Isabel Gomez
Architect

For and on behalf of Weston & Co Architects Ltd

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