

Reference: 24004_6.1_LDC_24.08.06

Weston & Co Architects Ltd
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RG1 4RJ

6th August 2024

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

To whom it may concern,

Lawful Development Certificate Application at 103 Woodward Close, RG41 5UT

This letter provides additional contextual information associated with the above named application (Planning Portal ref: PP-13261461) and should be read in conjunction with the following drawings:

- 24004-PL-01 Location Plan & Proposed Block Plan
- 22004-PL-02 Existing Ground Floor Plan & North & West Elevations
- 22006-PL-03 Proposed Ground Floor Plan & North & West Elevations

The application has been prepared to gain acknowledgement and permission of the lawful development of the operations proposed to be carried out at 103 Woodward Close. The proposed works involve the construction of a single storey rear extension to a detached house in accordance with householder permitted development rights. The primary reason for the proposed works is to enlarge the existing kitchen and dining room accommodation to meet modern living standards.

The proposed extension falls within householder permitted development rights for the following reasons:

- Extends only 2 meters beyond rear wall of existing house
- The proposed enlarged building footprint does not exceed 50% of dwelling curtilage coverage
- Does not exceed 4 metres in height
- Does not have more than one storey
- Has proposed external materials to match appearance of existing house

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
Part 2 Architectural Assistant
For and on behalf of Weston & Co Architects Ltd