

Oct 2025

Evidence to Verify the application for a Lawful Development

19 Goldsmith Close
Wokingham
RG40 4YP

Ref: PL-7725

Single storey rear extension, front porch extension

The current lawful use of 19 Goldsmith Close is a residential dwellinghouse (C3). The property therefore benefits from the permitted development rights stated in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Also, the proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below.

Class A– enlargement, improvement or alteration

Rear Extension

- The extension (including other extensions) and other buildings do not exceed 50% of the total area of land around the original house.
- The proposal does not exceed the height of the highest part of the roof of the existing dwelling
- The eaves height extension does not exceed 3m and does not exceed the height of the eaves of the existing dwellinghouse
- The rear extension does not extend beyond the principal elevation or fronts a highway.
- The rear extension does not extend more than 3m beyond the rear wall of the existing dwelling.
- The overall height of the single storey extension does not exceed 4m
- The proposed extension does not contain any balconies, verandas or decking
- The proposed extension materials are similar in appearance to the existing house

Class C – other alterations to the roof

- The roof lights would not protrude more than 150mm above the plane of the roof slope
- It would not result in the highest part of the alteration being higher than the highest part of the original roof

Class D– additions etc. to the roof of a dwellinghouse

- The floor area (measured externally does not exceed 3m²)
- No part of the proposal is more than 3m measured from the ground level
- No part of the proposal is within 2m of any boundary of the curtilage of the dwellinghouse with a highway