

Statement in Support of an Application for a Lawful Development Certificate at 1 Salmon Close Spencers Wood Reading RG7 1EG

Proposals

Proposed Single Storey Side Extension

Referencing Permitted development rights for householders: technical guidance.

It is considered that a lawful development certificate should be granted for the following reasons:-

- No more than half the area of land around the original house will be covered by the proposed extension or other existing outbuildings.
- The proposed extension will not be forward of the principal elevation or side elevation fronting a highway.

The side elevation is not deemed to be a principal elevation for the following reasons:-

(i) The angle between the side elevation of the house and the highway is more than 45 degrees

(ii) The distance between the side elevation and the highway is substantial, approx. 27m.
There is a significant intervening area of land in different ownership (number 47 Appletree Lane) and use between the boundary of the curtilage of 1 Salmon Close (the application site) and the highway.

- The proposed extension will not be higher than the highest part of the roof.
- The proposed single storey side extension will not have a total width that exceeds more than half the width of the original house (measured at its widest point).
- The maximum height of the proposed single storey side extension will not exceed four metres.
- The proposed single storey side extension is within two metres of a boundary however the eaves height will not exceed three metres.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- The existing property is not on designated land.