

SUPPORTING STATEMENT FOR 'CERTIFICATE OF LAWFUL DEVELOPMENT'

Planning application for the change of use of existing garage to a habitable room and a front porch extension at No. 67 Lowther Road, Wokingham, RG41 1JB

As part of planned improvements of the existing dwelling it is proposed to seek change of use of the existing garage to a habitable room by replacing the existing garage door with a bay window to match the existing bay. The existing garage does not serve the intended use for modern cars. The garage is currently used as a store. The scheme also proposes front extension for a porch to minimise heat loss.

In developing the scheme proposals consideration has been given to the following policy documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

Core Strategy

- CP1 - Sustainable Development
- CP3 - General Principles for Development
- CP5 - Housing Mix, Density and Affordability
- CP6 - Managing Travel Demand

MDD Local Plan

- CC01 - Presumption in Favour of Sustainable Development
- CC07 - Parking