

**Demolition of existing dwelling and replacement with new dwelling,
together with associated driveway.**

At Little Ashridge, Forest Road, Wokingham, RG40 5RB

Confirmation of existing and proposed building volumes

1. This Statement confirms the existing and proposed building volumes for the above planning application. This Statement should be read in conjunction with both the Planning Statement and the Design and Access Statement submitted with this planning application.
2. The existing dwelling has a volume of 392.85 sq m.
3. Importantly in this case, there have been three recent lawful use certificates and prior approval applications approved for side extensions, a rear extension and a roof extension. There are permission nos. 223230, 223227 and 230191. Please see the accompanying Planning Statement for further information.
4. The proposed replacement dwelling would have an identical volume to the original dwelling and previously approved extensions.
5. The volumes created by the approved extensions to the dwelling are below.
 - First floor extension: 243 m³
 - Rear extension: 313.2 m³
 - Side Wings extension: 284.86 m³

Therefore, the total volume previously approved (including the existing dwelling) is 841.06 m³.

6. The total volume proposed is also 841.06 m³. Therefore, the proposed volume is identical to that already approved.
7. As lawful development certificate approvals, the side extensions and rear extensions can be constructed at any time. A new prior approval application would be required before the roof extension could be constructed, as the previous consent has recently lapsed. However, the prior approval legislation has not changed since the previous application was approved. Therefore, a new application would also be approved and thus, all three extensions are clear fallback positions in this case, with the proposed volumes being identical to this.
8. Therefore, there would be no increase in volume compared to the existing dwelling plus approved extensions.