

Greenshadows Architectural Partnership



8th March 2025

Planning Department
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Dear Planning Department

RE: PROPOSED REAR EXTENSION & PORCH TO 48 PARKWAY,
CROWTHORNE

Evidence to Verify proposed roof alterations comply with Class A Extensions
and Class D Porch extension

The proposals comply with the Permitted Development Guidance as set out in
the Statutory guidance document '**Permitted Development for
householders –Technical Guidance**' attached.

Class A- Extensions rear single storey

An extension or addition to your house is considered to be permitted
development, not requiring an application for planning permission, provided
certain limits and conditions are met.

- No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- No extension forward of the principal elevation or side elevation fronting a highway.
- Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house.
- Maximum height of a single-storey rear extension of 4m.
- Maximum eaves and ridge height of extension no higher than existing house.

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Class D – Porches

- 1) A porch can be constructed outside an external door of a house providing that the ground area of the porch, measured externally, does not exceed three square metres.
- 2) A porch can be constructed outside an external door of a house providing that the highest part of the porch not to exceed three metres.
- 3) A porch can be constructed outside an external door of a house providing that no part of the porch is within two metres of any boundary that fronts a highway.

I confirm that the proposed rear single storey extension and porch extension comply with all of the above criteria and therefore can be carried out within the permitted development legislation.

Regards

Jeff Brown

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