

**EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR A SIDE
EXTENSION AT:**

61 New Wokingham Road RG45 6JG

Proposed single storey side extension to a detached Dwelling. The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

1. The proposed development is not within designated land.
2. The proposed extension will not be built within the grounds of a listed building.
3. The proposed extension does not exceed more than 50% of the total area of land around the original house.
4. The proposed extension will not be self-contained.
5. The proposed extension is a single storey side extension.
6. The proposed extension is within 2m of the boundary line, proposes a maximum eaves height of no higher than 3m whilst the ridge and total height of the extension is 3.78m below the 4m allowed to be considered permitted development.
7. The proposed extension does not contain any balconies, verandas or decking.
8. The proposed extension will not be forward of the principal elevation or side elevation fronting a highway.
9. The proposed extension materials are similar in appearance to the existing house.

Cre8 it Ltd
Brooklands
Front Street
East Garston RG17 7EU
07783 161718
Carl@cre8.it