

Christian Leigh

Chartered Town Planner

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18 March 2024

Our ref: 1020

Planning Department
Bracknell Forest Borough Council
Time Square
Market Street
Bracknell
RG12 1JD

Dear Sir/Madam

Prior approval application

Former School Bungalow, Rhododendron Walk, Ascot, SL5 8PN

I enclose an application for prior approval for a single storey rear extension at the above property. The proposal is shown on the enclosed drawings: Sheet 1 Rev D (existing) and Sheet 2 Rev G (proposed).

The property is a detached single family dwellinghouse, with no restrictions on permitted development rights. It has not been extended in the past and so the rear elevation represents the 'original' for the purposes of the GPDO legislation. The works are permitted development for the following reasons.

A.1

(a): not relevant

(b): not breached

(c): not breached

(d): not breached

(e): not breached

(f): see (g)

(g): the property is not on article 2(3) land, the single storey rear extension is not greater than 8m and would not exceed 4m in height.

(h): not relevant

(i): the eaves height is below 3m, so not breached

(j): not relevant

(ja): not breached

(k): not relevant

A.2: not relevant



RTPI

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Directors:

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Jane Glennie BA(Hons) MA

A.3

(a): materials will be of a similar appearance to the existing dwellinghouse

(b): not relevant

(c): not relevant

The proposed rear extension is single storey in a large plot and set away from the boundaries of adjoining residential properties, which are themselves distant from the extension. The height of the extension near the school boundary is restricted in height to the eaves. Thus, the development would not have any effect on the amenity of any adjoining premises.

Please contact me if any questions or further information required.

Yours faithfully,

A solid black rectangular box used to redact the signature of Christian Leigh.

Christian Leigh