

# **Lawful Development Certificate Statement**

**Address:** Greenaways, New Road, Purton, Swindon SN5 4HF

**Proposal:** Erection of a single-storey extension  
January 2026

## **Introduction**

This application is made under Section 192 of the Town and Country Planning Act 1990 for a Lawful Development Certificate to confirm that the proposed works are lawful and do not constitute development requiring planning permission.

## **Description of development**

The proposal comprises alterations and the erection of a single-storey rear extension to the existing detached dwellinghouse (Use Class C3), as illustrated on the submitted location plan, block plan, and existing and proposed drawings.

The proposed scheme results in a modest increase in ground floor area, forming a 4m rear extension, with an additional floorspace of 8.89m<sup>2</sup>, as shown on the proposed plans.

No alterations are proposed to the existing vehicular access. No new hardstanding, means of enclosure, or changes to the surrounding layout are proposed.

## **Materials**

Materials are stated on the submitted drawings as follows:

- Brick to match existing for new ground floor walls (cavity construction)
- Flat roof with ply membrane
- Double glazed windows
- Rooflights as indicated, not protruding more than 150mm above the roof plane

## **Basis for lawfulness (Permitted Development)**

It is considered that the proposal falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as development within the curtilage of a dwellinghouse.

The proposal complies with the relevant limitations and conditions of Class A, including those relating to height, depth, eaves height, siting, and scale, as demonstrated on the submitted drawings.

## **Conclusion**

For the reasons set out above, and having regard to the submitted drawings, the proposed development is considered to be lawful as permitted development, and a Lawful Development Certificate is therefore sought.