

Lawful Development Certificate Statement

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

Proposal: Erection of a single-storey extension
March 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.

This submission follows a previous application (Ref: PL/2026/00436), which was refused on the basis that the proposed windows and doors were not considered to be of a similar appearance to the existing dwelling, as required under Schedule 2, Part 1, Class A.3(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Description of development

The proposal comprises the demolition of the existing rear projection and the erection of a single-storey rear extension extending 4.0m from the original rear wall of the dwellinghouse, as shown on the submitted drawings.

The development results in a modest increase in ground floor area and is designed to create an open-plan kitchen/living space.

Materials are stated on the drawings as:

- Brickwork to match existing
- Flat roof with membrane finish
- Double glazed white upvc windows and doors
- Rooflights as indicated (not protruding more than 150mm above the roof plane)

Amendments Since Previous Submission

In response to the reason for refusal, the proposed windows and doors have been amended to white uPVC to match the existing dwellinghouse, removing the previously proposed anthracite crittall-style glazing.

This amendment ensures that the materials are now of a similar appearance to the existing property, thereby addressing the requirements of Class A.3(a).

No other changes have been made to the design, scale, or position of the proposed extension.

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 works comply with the relevant limitations and conditions of Class A, including:

- The extension projects no more than 4.0m beyond the original rear wall of a detached

dwelling

- The height and eaves height are within permitted limits
- The development is not forward of the principal elevation
- The materials used are of a similar appearance to the existing dwellinghouse

Conclusion

The proposal has been amended to address the reason for refusal under the previous application and now complies fully with the requirements of permitted development under Class A.

On this basis, the proposed development is considered lawful and a Lawful Development Certificate is therefore sought.