

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT

71 Agecoft Road West, Manchester, M25 9RF

The proposals comply with the permitted development guidance as set out on the planning portal website.

The relevant guidance for this proposal is set out below:

Side Extension

Single-Story: The extension must be a single-story addition.

Height: The maximum height of the extension cannot exceed 4 meters.

Width: The extension's width cannot be more than half the width of the original house.

Highway: The extension cannot be located between the house and a highway (e.g., on a corner plot).

Original House: This refers to the house as it was first built, or as it stood on July 1, 1948, if it was built before then.

Boundary: If the extension is within 2 meters of a boundary, the eaves height (the height of the lowest part of the roof) cannot exceed 3 meters