

Verification of application Evidence for:
25 Boundary Drive, Bradley Fold, Radcliffe, Bolton, BL2 6SE

The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of "The Town and Country Planning" (General Permitted Development): The enlargement, improvement or other alteration of a dwellinghouse."

The relevant guidance for this proposal is set out below:

1. The existing house is not a listed building nor is it situated within a conservation area
2. The proposal is for a single storey side extension to an existing semi-detached dwelling.
3. The total ground covered by the proposed extension does not cover an area greater than 50% of the curtilage of the property upon which it is located.
4. The proposed extension does not extend beyond the rear wall of the existing building by more than 3m and does not exceed 4m in height.
5. The eaves height within 2m of the site boundary does not exceed 3m in height.
6. The proposed materials are of similar appearance to those of the existing dwellinghouse.