



Verification of Evidence

Proposed Rear single storey Extension @2 Goyt Walk, Whitefield, Manchester M45 8RL

26/08/2022

Produced by ArkiPlan.co.uk

The proposed rear extension complies with government guidance for “Larger Home Extensions: Neighbour Consultation Scheme” for a single-storey rear extensions under permitted development as set out on the Gov.uk website, and with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted development for householders – Technical guidance'.

Class A – enlargement, improvement or alteration.

This provides permitted development rights for the enlargement, improvement or other alteration of a house. Under Class A the following limits and conditions apply:

- The total area of ground covered by buildings does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house).
- The enlarged part of the dwelling house does not form the principal elevation.
- Until 30th May 2019, the enlarged part of the dwelling house is single storey and does not extend beyond the rear wall of the original dwelling house by more than 6 metres, or exceed 4 metres in height.
- The height of the eaves at the boundary of the enlarged part does not exceed 3 metres.
- It does not include the construction or provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwelling house.