



Balbis Consulting Ltd

Evidence to verify application for Certificate of Lawful Development at 255, Stand Lane, Radcliffe, M26 1JA

This proposal is for a single storey rear extension where the old one is to be removed and replaced with a slightly larger energy efficient structure. The proposal complies with the permitted development guidance as set out on the planning portal website under Class A Development: The enlargement, improvement or other alteration to a dwellinghouse.

- The proposal is not designated land
- The proposal covers no more than half the area of the land around the 'original house'.
- The proposal will not sit forward of the principle elevation.
- The materials proposed are to be similar in appearance to the existing house.
- The maximum eaves height of the extension is less than 3m.
- The proposal does not extend beyond the rear wall of the 'original house' by more than 4m if a detached house.
- The maximum height of the extension is less than 4m.
- The maximum height eaves and ridge height of the extension is no higher than the existing house.

BB4 8TE

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