Evidence to verify application for Certificate of Lawful Development at 7 High Lea, Marsden HD7 6DZ

This proposal is for the construction of a single storey rear extension and garage conversion, which comply with Permitted Development Rights 2020. Namely;

- The total ground covered by the extension within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage excluding the original house

- The proposed extension will not exceed the height of the highest part of the roof of the existing dwelling.

- The eaves height of the extension will not exceed the eaves height on the existing dwelling.

- The proposed or extension would not be located between the house and a highway.

- The proposed extension will be single storey in height and no more than 4 metres high.

- The proposed extension will not include or incorporate a veranda, balcony, raised platform, microwave antenna, chimney, flue or soil and vent pipe or alterations to any part of the roof of the dwelling.