

# EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT 11 COLE PARK GARDENS TW1 1JB

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:

## **Extension:**

1. The extension is not forward of the principal elevation or side elevation onto a highway.
2. The extension is not higher than the highest part of the roof.
3. Extensions extend 4 meters beyond the rear wall of the original. (detach house)
4. The maximum height of a single-story rear extension is no more than 4 meters to the top of pitch roof and 3m to the eaves,
5. The materials are similar in appearance to the existing house
6. The extension does not include verandas, balconies, or raised platforms
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## **Porch**

1. The ground floor area (measured externally) would not exceed three square metres.
2. No part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension). (3m)
3. No part of the porch would be within two metres of any boundary of the dwellinghouse and the highway.

**Loft:**

1. To be permitted development any additional roof space created must not exceed these volume allowances:
  - 50 cubic meters for semi detach houses.
2. Materials to be similar in appearance to the existing house.
3. No part of the extension to be higher than the highest part of the existing roof.
6. No side windows.
7. Roof extensions will be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement not overhang the outer face of the wall of the original house.