EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT

Woodlea, Kiln Lane, Cross Lanes, Wrexham, LL13 0SY

The proposals comply with **Planning: a guide for householders Version 3** as set out by the Welsh Government in May 2020 and **Permitted development for householders – Version 2** as set out by the Welsh Government in April 2014.

The proposed alterations are on the rear elevation only and meet the criteria to be classified as permitted development under **Section A – Extending your house – Rear Extensions**.

The relevant guidance for this proposal is set out below:

1: No more than half of the area of land around the “original house” is covered by additions or other buildings.

2: The extension not is located within 2 metres of any boundary of your house and the eaves height is not higher than the eaves height of that part of the house from which the extension projects.

3: The extension is not more than 4m long - measured from the rear wall of the original house to the outer edge of the wall of the extension.

4: The extension does not exceed 4 metres in height (measured from the height of the proposed extension from the ground level immediately next to it).

5: The appearance of the materials used in the extension (both the walls and roof), as far as possible, match the appearance of those on the existing home. A similar colour flat-roofed extension may be proposed on a house that only contains pitched roofs.

6: The proposal does not include any of the following structures:

(i) a veranda or raised platform which would be more than 300mm above the ground
(ii) a balcony
(iii) a roof-terrace
(iv) shutters on the principal elevation

7: The proposal is not in a protected area and the dwelling does not have permitted development rights removed.