

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT

26 Coed-Y-Nant, Penycae, Wrexham, LL14 2SJ

The proposals comply with **Planning: a guide for householders Version 3** as set out by the Welsh Government in May 2020.

The proposed alterations are on the side elevation only and meet the criteria to be classified as permitted development under **Section A – Extending your house - Side 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” will be covered by additions or other buildings.
- 2:** The extension will not exceed the height of the roof of the existing dwellinghouse.
- 3:** The eaves height of the extension will not exceed the height of the eaves of the existing dwellinghouse.
- 4:** The extension will not project beyond a wall comprised in the principal elevation.
- 5:** The extension is at least 5m from the highway.
- 6:** The extension will not exceed 4 metres in height; measured from the height of the proposed extension from the ground level immediately next to it.
- 7:** The width of the resulting dwellinghouse (i.e. the width of the existing house plus the width of the extension) will not exceed the width of the widest part of the original dwellinghouse by more than 50%.

8: The appearance of the materials used in the extension (both the walls and roof) must, as far as possible, will match the appearance of those on the existing home.

9: 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

10: Is not in a protected area.