

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT AT

6 George Ave, Trevor, Llangollen LL20 7UA

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” is covered by additions or other buildings.
- 2:** The eaves height of the extension is not higher than the eaves height of that part of the house from which the extension projects.
- 3:** The eaves part of the extension does not exceed 3 metres.
- 4:** The extension does not project beyond a wall comprised in the principal elevation.
- 5:** The extension is at least 5m from the highway.
- 6:** 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).
- 7:** The width of the resulting dwellinghouse (i.e. the width of the existing house plus the width of the extension) does 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), as far as possible, 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: The proposal is not in a protected area.

The proposed alterations are on the side elevation only and meet the criteria to be classified as permitted development under **Section E – Other minor development (porches, fences, walls, and gates)**.

The relevant guidance for this proposal is set out below:

11: The porch / canopy does not have a ground area (measured externally) of more than 3 sqm.

12: The porch / canopy is not higher than 3 metres above ground level (measured from the height of the porch from the ground immediately next to it).

13: The porch / canopy is less than 2 metres away from the boundary of a dwellinghouse with a highway.