Project: 19-001
Address: 6 Leaburn Drive Manchester M19 1SD

SUPPORTING STATEMENT

Applicant: Mr & Mrs Constable
Agent: Studio 39

The Application

6 Leaburn Drive is an end of terrace house built circa 1970. It is not situated within a conservation area and is not on designated land. The proposed works involve the construction of a rear extension and new window in the side elevation of the house. The following information provides evidence to support how the proposed works complies with Schedule 2 Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2016.

Supporting Information

Rear extension – Permitted Development Class A

- In accordance with Class A.1 (a) the dwelling house has always been used as a dwelling house since it was originally built.
- In accordance with Class A.1 (b) the proposed extension will not reduce the open space around the original dwelling house not covered by buildings to less than 50% of the total area of the curtilage.
- In accordance with Class A.1 (f) the proposed extension does not extend more than 3m beyond the rear wall of the original dwelling house or exceed 4m in height.
- In accordance with Class A.1 (i) the height of the eaves does not exceed 3m.
- In accordance with Class A.3 (a) the materials and design are in keeping with the existing house. Proposed materials are stated on drawing PL-001

Conclusion

The proposed development thus conforms to the conditions by which permitted development rights are met and therefore the award of a Lawful Development Certificate is recommended.