

EVIDENCE TO VERIFY A CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION

Certificate of Lawful Development at 4 Colgate Crescent, Manchester, M14 6FN.

The proposal complies with the Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order")

Class E – Outbuildings.

The relevant guidance for this proposal is set out below:

1.0

The total area of ground covered by buildings, enclosures, and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)2. *Complies*

2.0

Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwelling house. *Complies*

3.0

Any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna. *Complies*

4.0

If the outbuilding is within 2.0m of the properties boundary the whole building should not exceed 2.5m in height. *Complies*
