

Evidence to verify application for Certificate of Lawful Development at 53 Kilmaine Avenue, Manchester, M9 7FZ.

This proposal is for a single storey rear extension and garage conversion. The proposal complies with the permitted development guidance as set out on the planning portal website under Class A Development: The enlargement, improvement or other alteration of a dwellinghouse.

- The proposal is not on designated land.
- The proposal covers no more than half the area of land around the 'original house'.
- The proposal will not sit forward of the principle elevation.
- Materials proposed are to be similar in appearance to the existing house.
- The maximum eaves height of the extension is less than 3m.
- The proposal does not extend beyond the rear wall of the 'original house' by more than 4m if a detached house.
- The maximum height of the extension is less than 4m.
- Maximum eaves and ridge height of the extension is no higher than existing house.