

Evidence to verify application for Certificate of Lawfulness

Proposal

The construction of a single-storey extension to the rear of the property
102 Churchway, Weston Mill, Plymouth, PL5 1AH



Site

102 Churchway, Weston Mill, Plymouth, PL5 1AH

TABLE OF CONTENTS

1.	Introduction	3
1.1.	The site.....	3
2.	Proposed works: Rear single-storey extension.....	4
3.	Scale	4
4.	Appearance	4
5.	Supporting Documents	4
6.	Access.....	5

This evidence has been provided to accompany a Certificate of Lawfulness application for the construction of a single-storey rear extension to the property 102 Churchway, Plymouth, PL5 1AH.

A satellite map of a residential area in London. A curved road, labeled 'Churchway', runs through the center of the image. A red pin is placed on the road, with a label '119 Churchway' and 'Barnet, London, UK'. Other streets visible include 'Churchway', 'Barnet Road', 'The Westons', and 'The Westons'. The map shows a dense residential area with many houses and some green spaces.



King Welsh, Unit 2 Delamore Park, Cornwood, Ivybridge, Devon, PL21 9QP.

'Regulated by the RICS'

2. Proposed works: Rear single-storey extension.

On behalf of our client, Mr. Braddon we submit this application for a Lawful Development Certificate in relation to the proposed building works to 102 Churchway, Plymouth, PL5 1AH. The proposal complies with Permitted Development guidance as set out on the planning portal website, under Class A – Enlargement, improvement or alteration.

Reasons for Lawful Development under Class A:

- 2.1 The property 102 Churchway is not a listed building.
- 2.2 The proposal is for a single storey rear extension to an existing semi-detached dwelling.
- 2.3 The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- 2.4 The proposed extension does not extend beyond the rear wall of the original building by more than 3m and does not exceed 4m in height.
- 2.5 The eaves height within 2m of the site boundary is less than 3m in height
- 2.6 The proposed materials are of similar appearance to those of the existing dwelling house.

3. Scale

The proposed single storey rear extension is to be approximately 3m long x 5m wide. The existing property has an area of 67m², the new ground floor rear extension proposes an additional 15m². The floor space increase is circa 22% of the total area of the property.

4. Appearance

The extension will be of rendered construction to match the main house. The patio doors and windows will be uPVC to match existing. The roof covering will be man-made slate to match the existing roof.

5. Supporting Documents

List of accompanying drawings;

KW197 – Existing Plans

KW197 – Proposed Plans

KW197 – Elevation – Existing and Proposed

6. Access

No changes are proposed to private, public, pedestrian, or vehicular access as part of this proposal.