

**Supporting Statement in support of the application for Certificate of Lawful (Existing) Development associated with single storey extension to rear outrigger and external alterations to existing garage, and associated internal alterations**

Introduction

This supporting statement is submitted in support of the lawful development (existing) application in relation to 24 Manor road, Darlington, DL3 8ET.

The application property is a two storey semi-detached house located in the western side of Manor Road. The host property is a single dwelling house (C3 use) The surrounding area is residential in character forming semi – detached properties.

Proposal

A lawful development certificate (existing) is sought for single storey rear extension to the single storey rear outrigger and associated alterations to the existing garage.

The single story extension extended the property by an additional 3Metres in depth matching the height of the existing outrigger. This resulted in the outrigger being physically attached to the garage. The associated alterations to the existing garage include the removal of the garage door with the creation of a brick wall and a single entrance door on the front elevation and an additional access door on the side elevation and associated internal alterations.

The alterations were carried out and completed in June 2013, which is in excess of 4years prior to the submission of this application. This certificate of lawfulness seeks to establish that the extension and associated alterations is now lawful by virtue of section 171B (1) and (2) of the Town and Country Planning Act 1990.

An application for Building Regulations was submitted to Darlington Borough Council on 28<sup>th</sup> June 2013 Ref. 13/02083/DEXBN. As noted in Appendix A, a date of completion certificate was granted on 28<sup>th</sup> June 2013, which certifies in accordance with Regulation 17 that the works are in compliance with Building Regulations. This confirms that the development has been in situ for at least 4 years prior to the submission of this application.

Appendix B shows a photograph of the rear elevation of the property prior to the works subject to this application. This layout is shown in the Land Registry Plan (Appendix D), which shows that the garage was detached prior to June 2013.

I respectfully request that the application is granted but if you have any questions about the consistency of the evidence provided please do not hesitate to contact me.

## Evidence

The evidence provided below is submitted in support of the application.

Drawing Numbers:

- 1: Existing Section AA
- 2: Existing Section BB
- 3: Existing Section CC
- 4: Existing Section DD
- 5: Existing Section EE.
- 6: Existing Section FF
- 7: Block Plan showing sections
- 8: Block plan showing whole site
- 9: Roof Plan
- 10: Ground Floor Plan

Appendix A: Certificate of completion of works.

Appendix B: Photograph showing rear elevation prior to existing extension.

Appendix C: Photographs of the existing site.

Appendix D: Land Registry Plan.