

EVIDENCE TO VERIFY APPLICATION
for Certificate of Lawful Development at
26 Wyndham Crescent, Clacton-on-Sea, Essex CO15 6LH

The proposal complies with the permitted development guidance as set out on the planning portal website, within as Class A Development, on the terms of “The Town and Country Planning“(General Permitted Development): The enlargement, improvement or other alteration of a dwellinghouse.

The relevant guidance for this proposal is set out below:

1. Existing house is not a listed building and is not in a conservation area.
2. The proposal is for a single storey rear and side extension to an existing detached single storey dwelling.
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.
4. The proposed rear extension does not extend beyond the rear wall of the original building by more than 4.0m, and does not exceed 4.0m in height.
5. The eaves height within 2.0m of the site boundary is less than 3.0m high
6. The proposed materials are of similar appearance to those of the existing dwelling house.