

Evidence to verify application for certificate of lawful development at 25 Lawns Avenue,
Orrell, Wigan, WN58UQ

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

The proposal is a single storey rear extension from the original wall.

Length 6.450m

Depth 3m

Application name and address:

Daniel Martland and Laura Ollerton

25 Lawns Avenue,

Orrell,

Wigan,

WN58UQ

Site address:

25 Lawns Avenue,

Orrell,

Wigan,

WN58UQ

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 extension to an existing semi-detached dwelling.
3. The total ground covered by the buildings within the curtilage of the dwelling house does not exceed 50% of the total area of curtilage.
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.
5. The proposed materials are of similar appearance to those of the existing dwelling house.