

Evidence to Verify the application for a Lawful Development Certificate

Project: 22 Portway Road, Twyford, Buckingham, Buckinghamshire MK18 4ED

Date: 08.01.23

The project.

The proposal is to demolish the existing single skinned brick shed and rebuild with block walls and insulation with a render finish and fully insulated floor and roof on the existing footprint to create a walk-in shower with some minor alterations internally.

The works are at the rear of the property and do not project more than 3m from the rear elevation and the roof will be under 4m's and eaves under 3m.

Visually the only changes will be the existing side door to the shed will be removed and a new bathroom obscured glazed unit will be installed on the rear as well as the change in height of the pitched roof to achieve the minimums for head height and insulation.

I believe this to conform to what is described as Permitted Development as set out in schedule 2 Permitted development rights Part 1 Class A.