

Evidence to Verify the application for a Lawful Development Certificate

Project : 53 Largewood Avenue, Surbiton, Surrey KT6 7NU

Date : January 2024

The proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website.

.Materials used in exterior work to be similar in appearance to those of the exterior of the existing House.

.No Part of the proposal will exceed the height of the highest part of the existing roof or extend beyond the plane of any existing roof slope which forms the principal elevation of the property.

.The cubic content of the proposed roof space will not exceed 40 cubic meters.

.The proposal will not include the construction of a veranda, balcony or raised platform.

.All materials are to match the existing property as closely as possible.

.There is no encroachment of boundaries.

.The proposed rear loft dormer will be no less than 200mm from the eaves. External tiles and roof finish to match the existing.

.The proposed roof lights will not protrude more than 150mm beyond the plane of the slope of the original roof.

.Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

.The proposal is 25.58 cubic meters, which is under the limit of 40 cubic meters.

.The existing property is a C3 dwelling and the proposal is in compliance with SCHEDULE 2 - Permitted development rights, PART 1 - Class B and Class C of the General Permitted Development order.