

**Evidence to verify an application for a certificate of lawful development at****57 Grosvenor Avenue, Hayes, UB4 8NN**

The proposal complies with the permitted development guidance as set out in the planning portal website, within Class E – buildings etc., on the terms of “The Town and Country Planning “(General Permitted Development): Outbuildings

The relevant guidance for this proposal is set out below:

1. The existing house is not a listed building and is not in a conservation area.
2. The maximum height of the whole building is less than 2.5m
3. There are no changes to the existing dwelling house in terms of appearance or street scene.
4. The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
5. The total proposed area is 66.34m<sup>2</sup> (Within the 90.17m<sup>2</sup> allowance). See more details at **PP-04- Proposed block plan** (D.161023)
6. Materials to be similar in appearance to the existing house.

If you need any amendments, please let me know