

EVIDENCE TO VERIFY APPLICATION

APPLICATION for Certificate of Lawful Development at

67 Bridge Road, Uxbridge, UB8 2QP

The proposal complies with the permitted development guidance as set out on the planning portal website, within Class B, on the terms of "The Town and Country Planning" (General Permitted Development):

1. Materials must be similar in appearance to the existing house
2. Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:
3. 40 cubic metres for terraced houses; or
4. 50 cubic metres otherwise
5. Must not exceed the height of the existing roof.
6. On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
7. Must not include:
8. verandas, balconies* or raised platforms; or
9. installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'
10. Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
11. Construction must ensure that:
12. The eaves of the original roof are maintained (or reinstated)
13. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves
14. The roof enlargement does not overhang the outer face of the wall of the original house