

CAE GWYN

MICHAELSTONE ROAD, MICHAELSTONE-Y-FEDW, CF3 6XT

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT OF

Proposed outbuilding to the rear of existing dwelling house:

The proposals comply with the permitted development guidance. The relevant guidance for this proposal is set out below:

- The proposed outbuilding will not be built on any designated land, such as national parks, Areas of Outstanding Beauty, conservation areas or World Heritage Sites.
- The proposed outbuilding will not be built within the grounds of a listed building.
- The proposed outbuilding does not exceed more than 50% of the total area of land around the original house.
- The proposed outbuilding will not be self-contained or form any part of living accommodation.
- The proposed outbuilding is set back behind the original dwelling house principal elevation, nor is it proud of any side elevation fronting a highway.
- The proposed outbuilding is a single storey construction.
- The proposed outbuilding is greater than 2m from the boundary line, including roof overhang. The proposed outbuilding proposes a maximum eaves height of no higher than 2.5m from external ground level, whilst the ridge and total height of the outbuilding is below the 3m allowed to be considered permitted development for a flat roof construction.
- The proposed outbuilding does not contain any balconies, verandas or decking.
- The proposed outbuilding materials are similar in appearance to the existing house.