

**EVIDENCE TO VERIFY APPLICATION
for Lawful Development Certificate**

Site Location: 26 Telegraph Hill, Higham, Rochester, ME3 7NW

The proposal fully with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Class A, about permitted development rights (the enlargement, improvement or other alteration of a dwelling house) as follows:

The relevant guidance for this proposal is set out below:

- Existing house is not a listed building and is not in a conservation area.
- The total ground covered by buildings within the curtilage of the dwelling house does not exceed 50% of the total area of the curtilage.
- The proposal is for a single storey side extension (on the same footprint as existing sun room) to an existing house.
- The extension does not exceed the height of the highest part of the roof of the existing house.
- The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet the upper surface of the roof.
- The single-storey side extension does not extend more than half of the original house front.
- The total height of the extension is not more than 4 meters (extension max height is 3650mm circa).
- For the purpose of measuring height, the eaves of a house is the point where the lowest point of a flat roof meets the outside wall.
- The proposed extension is NOT within 2 meters of the boundary of its curtilage, however the maximum height of the eaves that is allowed for the proposal is 3 meters (extension has 2590mm eaves height).
- Extension will not overlook neighbours' properties, so there will be no loss of privacy.
- The proposed materials are of similar appearance to those of the existing dwelling house.