

**EVIDENCE TO VERIFY APPLICATION FOR PERMITTED DEVELOPMENT AT 53,
Hollybush Road, DA12 5QG.**

On behalf of our Client, Mr. Amrik Photay, we submit this application for a Lawful Development Certificate in relation to the proposed building works to 53 Hollybush,, DA12 5QG.

1. Proposed works: Rear Dormer Extension.

Reasons for Lawful Development under Class B:

- 1.1 The property at 53 Hollybush Rd is not a listed building;
- 1.2. There are no changes to the existing dwelling house in terms of appearance or street scene;
- 1.3. The proposal does not affect the street traffic flow or parking;
- 1.4. The proposed roof extension would add an additional volume of 26.65 cubic metres, e.g. below the allowance of 40 cubic metres additional roof space for terraced houses;
- 1.5. The roof extension would not be higher than the highest part of the roof;
- 1.6. No extension is proposed beyond the plane of the existing roof slope of the principal elevation that fronts the main road;
- 1.8. Materials of the proposed extension will match in appearance to the existing house, comply with the surrounding buildings and the character of the area; all wall will be cladded with traditional tiles, colour to match the existing roof.

2. Proposed works: Installation of three Roof Lights.

Reasons for Lawful Development under Class C:

- 2.1. The property is a single residential dwelling house that has not undergone any change of use;
- 2.2. The Roof lights would protrude no more than 0.15m from the slope of the original roof;
- 2.3. The Roof lights would sit well below the highest point of the original roof.

London, 23/05/2022

Sigrid Bris

BLUELIME