



**EVIDENCE TO VERIFY APPLICATION FOR
CERTIFICATE
OF LAWFUL DEVELOPMENT AT
39 Princess Road Hinckley LE10 1EA**

The proposals comply with the permitted development guidance as set out on the planning portal website.

The relevant guidance for this proposal is set out below:

- 1) Existing house is not a listed building or within conservation area.
- 2) The proposal will not have a profound effect to the existing dwelling house in terms of appearance or streetscene
- 3) The proposal does not affect the street traffic flow or parking.
- 4) The 15m separation distance for proposed rear dormer does not apply as the properties at the rear of the application site are more than 24m away.
- 5) The proposed rear window will not be larger than the windows on the lower floors and located in line as much as practicable.
- 6) The loft volume is increased by not more than 35.0% ($27.0\text{m}^3/77.10\text{m}^3$) of the total loft volume of the existing dwelling.
- 7) The proposed single-storey rear extension projects 1.9 m from the existing rear wall. It has an eaves height of 2.495 m and a maximum overall height of 2.930 m.