EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT OF SIDE EXTENSION AT: CRANESGATE HOUSE, CRANESGATE NORTH, WHAPLODE, SPALDING, LINCOLNSHIRE, PE126TY.

To build a home cinema room (6m x 6m), in the form of a side extension under permitted development.

General: The proposed side extension home cinema room falls under Class E of the Permitted Development Rights allowed to householders to improve their homes. It will be used for a purpose incidental to the enjoyment of the dwellinghouse. It will be used as a home cinema for the family.

There are no restrictive planning conditions or article 4 directions removing Permitted Development Rights for the property.

Drawings submitted as part of this application for a certificate of lawful development:

Drawing No.	Description.
CRA-CIN-01	1:100 Existing East Elevation
CRA-CIN-02	1:100 Existing North Elevation
CRA-CIN-03	1:100 Existing West Elevation
CRA-CIN-04	1:100 Existing South Elevation
CRA-CIN-05	1:100 Existing Roof Plan
CRA-CIN-06	1:100 Proposed East Elevation
CRA-CIN-07	1:100 Proposed North Elevation
CRA-CIN-08	1:100 Proposed West Elevation
CRA-CIN-09	1:100 Proposed South Elevation
CRA-CIN-10	1:100 Proposed Roof Plan
CRA-CIN-11	Supplementary drawing showing land associated with Cranesgate House, plus access
CRA-CIN-12	1:1250 site layout plan
CRA-CIN-13	1:1250 site location plan

The proposal complies with the permitted development guidance as follows:

1) The side extension home cinema room will not exceed 50% of the total area around the original house within the curtilage.

2) The side extension is not within 2m of the curtilage boundary

3) The side extension will have a flat roof, not exceeding 4m high (as measured from the highest part of the adjacent ground).

4) The land does not have an article 4 direction associated with it.

5) The land is not 'designated land'.

6) The property is not a listed building.

7) The property is not within a national park / the broads / AOONB / conservation area or WHS. None of these apply.

8) The side extension will have white rendered walls to match the main house, and a grey flat roof to match the main house grey roofing slate tiles.

9) The side extension will not sit forward of the principal elevation fronting the highway (being Cranesgate North)

10) The side extension will be single story.

11) The width of the side extension will be less than the width of the original house. The original house width being 18.12m as defined by the 'Permitted Development Rights for Householders Technical Guidance' being the *"width of the original house (measured at widest point) for the purpose of calculating the half width limit for the extension".* The extension is only 6m wide.

12) The extension will not impact any trees with TPOs (There are no trees with TPOs on any of our land)

13) We acknowledge that building regulations will apply.

END