EVIDENCE TO VERIFY APPLICATION:

152 Eastern Avenue

Rear Flat Roof Dormer.

The proposals comply with the Permitted Development guidance as set out on the Planning Portal website.

The relevant guidance for this proposal is set below:

1. Existing house is not a listed building and is not in a conservation area.

2. Proposed rear dormer with a volume under 40m3.

3. Dormer minimum 200mm back from existing eaves.

4. Velux windows not to protrude more than 150mm from existing plane of roof.

5. Proposed materials are to match existing, bathroom window to be obscured glazing.

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