

RE: APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED USE

ADDRESS: 31 Dyserth Road, CF64 3UQ

PROPOSAL: Replacement of Existing Garage and Erection of Home Office/Gym Outbuilding

ACCOMPANYING STATEMENT

This application is for a Lawful Development Certificate for Proposed Use. Please consider this statement alongside the drawings provided in relation to the proposed development at 31 Dyserth Road.

The proposal is for a single storey, flat roofed outbuilding to replace the existing garage that will function as a home office and gym only. There will be no change of use. Please refer to the drawings for reference.

The development complies with all relevant permitted development conditions:

- The total area of the proposed development is 30m² which does not exceed 50% of the total area of curtilage.
- The proposal is not located in front of the principal elevation
- The proposal does not extend closer to the highway than the existing house.
- The height does not exceed 2.5m.

It is requested that a Certificate of Lawful Development is granted for this development.



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