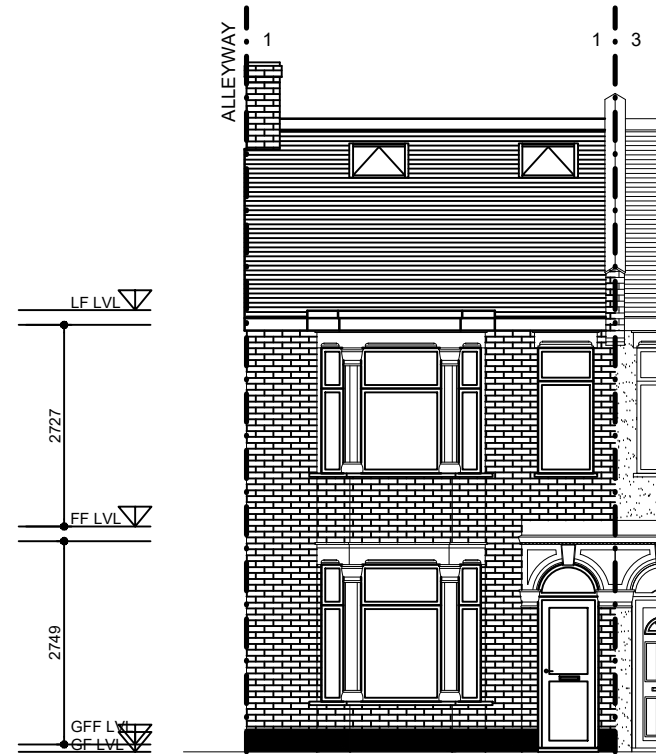
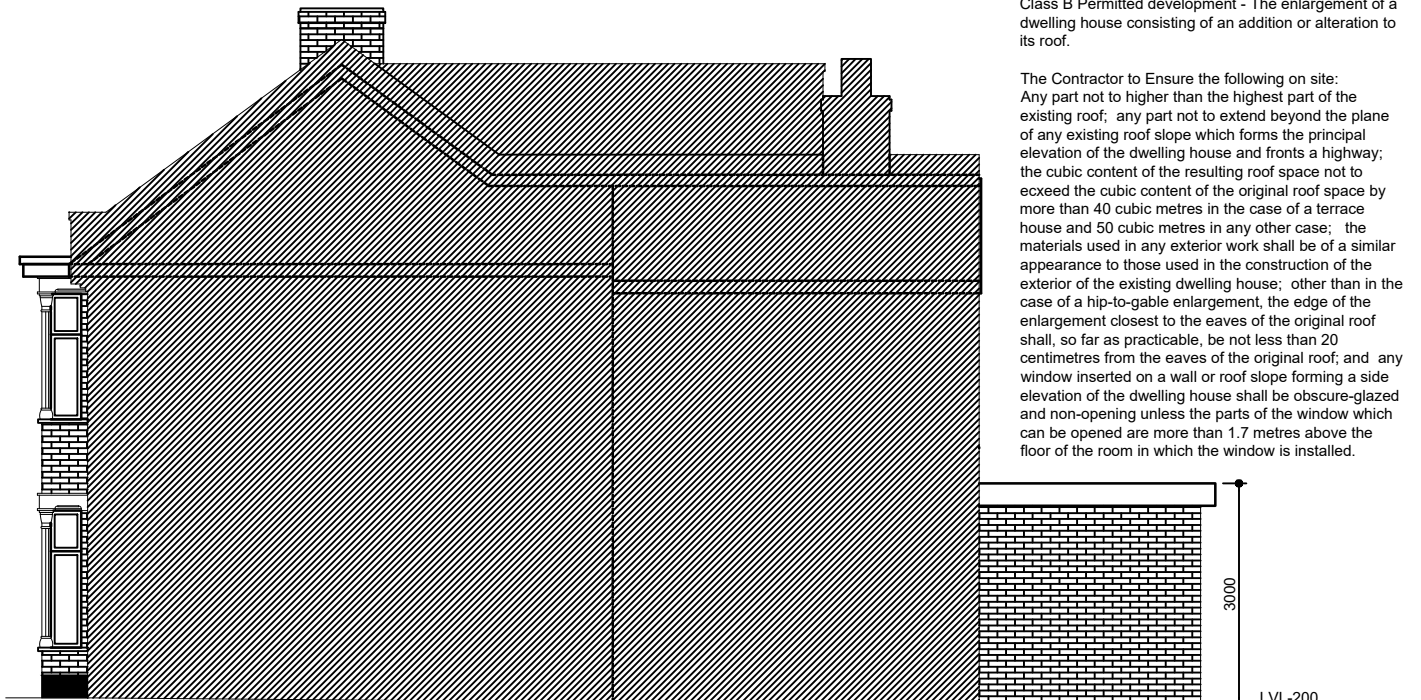




FRONT ELEVATION
PROPOSED



SIDE ELEVATION PROPOSED
(AS VIEWED FROM NO.3)

Class B Permitted development - The enlargement of a dwelling house consisting of an addition or alteration to its roof.

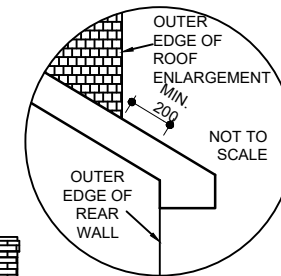
The Contractor to Ensure the following on site:
Any part not to higher than the highest part of the existing roof; any part not to extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway; the cubic content of the resulting roof space not to exceed the cubic content of the original roof space by more than 40 cubic metres in the case of a terrace house and 50 cubic metres in any other case; the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house; other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Class C Permitted development - Alterations to Roof without Enlargement of the dwelling

The Contractor to Ensure the following on site:
The alteration would not protrude more than 150 millimeters beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; would not result in the highest part of the alteration being higher than the highest part of the original roof; any window located on a roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
The PV panels are not permitted under this Class but may be permitted under Part 40

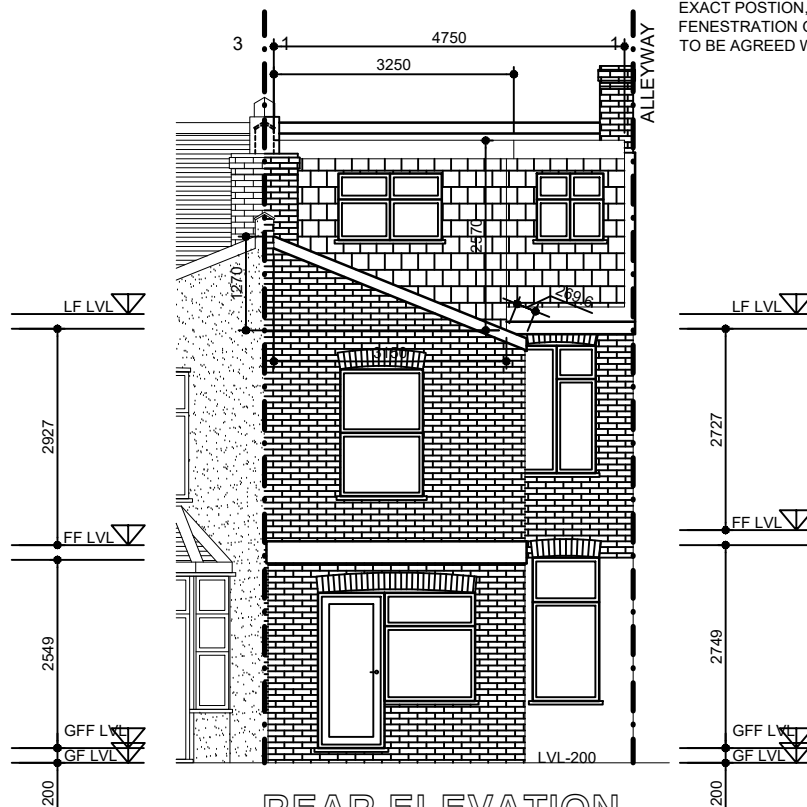
ENLARGED EAVES DETAIL

As per recent High Court case (Waltham Forest London Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2816, the 20cm set back should be measured from the closest point of the projecting eaves (which is the intersection with the wall), rather than from the outer edge of the projecting eaves.



ALL PROPOSED MATERIAL TO MATCH EXISTING AS CLOSE AS POSSIBLE.
EXACT POSTION, SIZE AND FENESTRATION OF NEW WINDOWS TO BE AGREED WITH CLIENT.

VOLUME CALCULATION	
Rear Dormer over main part	= (4.75 x 3.18 x 2.25) / 2
	= 16.99m³
Rear Dormer over rear trigger	=(3.10 x 2.57 x 3.25) / 2
	= 12.94m³
Existing rear pitched roof (deduction)	= (2.85 x 3.15 x 1.27)/2
	= 5.70m²
Total Volume	= 16.99 + 12.94 - 5.70
	= 24.23m³
Permitted Development as	
Total Volume	24.23m³



REAR ELEVATION
PROPOSED



SIDE ELEVATION PROPOSED
(AS VIEWED FROM ALLEYWAY)

PROJECT/TITLE

SINGLE STOREY REAR EXTENSION,
AND LOFT CONVERSION WITH NEW
REAR DORMER ALONG WITH
ASSOCIATED INTERNAL ALTERATIONS

CLIENT :

1 CHALGROVE ROAD
LONDON
N17 0NP

©
ICREATE
DESIGN LIMITED

Planning & Designing of All Types of Building Works
1 CRABTREE CLOSE, BUSHEY, WD23 3BJ
Tel: 07886759400 ; EM: ikreated@gmail.com

REV DATES COMMENTS
SCALE: 1:100@A3

DRG NO : 1 CHALGROVE ROAD-004