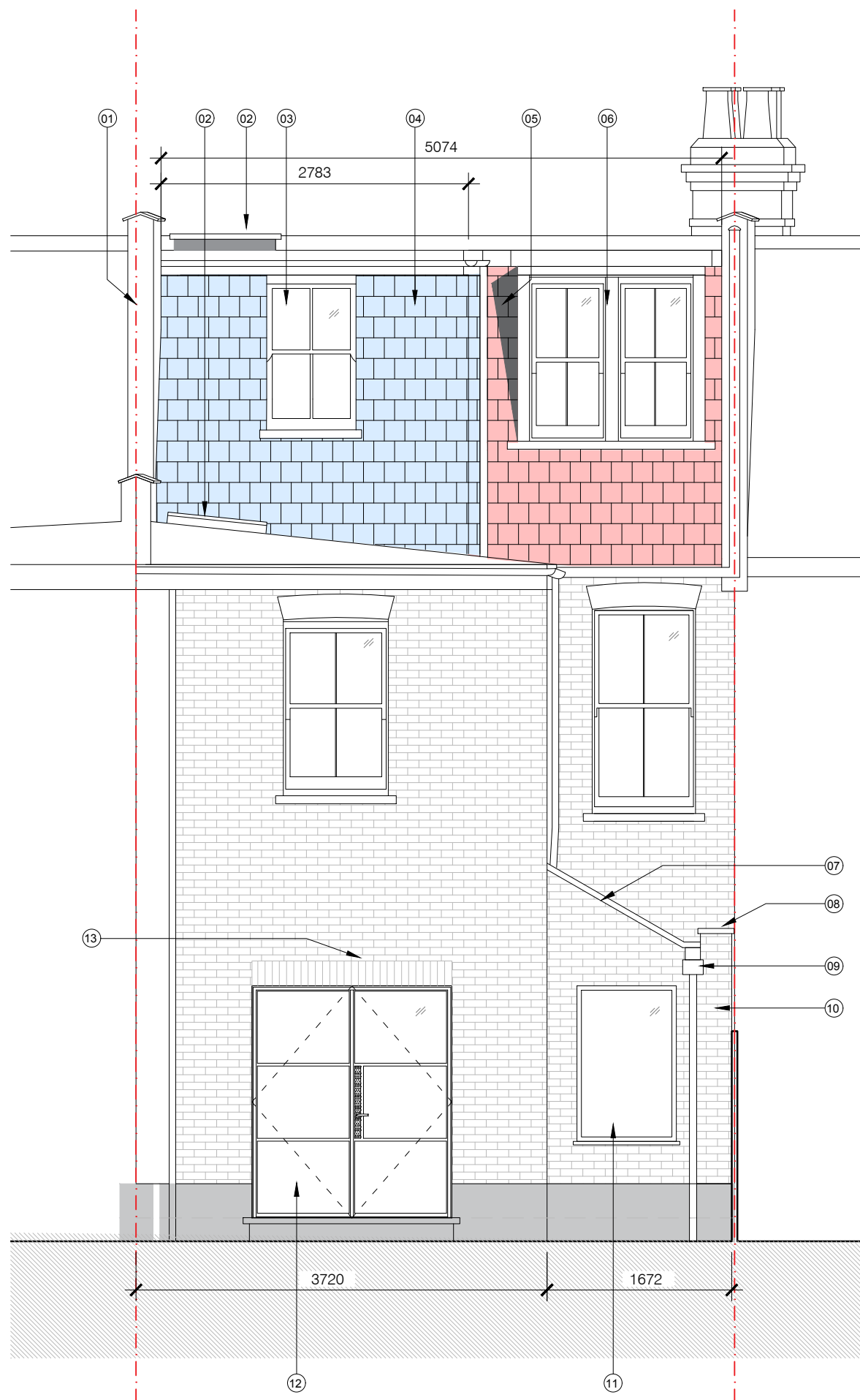




PERMITTED DEVELOPMENT

Dormer extension:

Existing dormer and mansard wall 24.5 m3.

Proposed en-suite dormer 14.5 m3.

Total volume 39 m3.

Ground floor side extension:

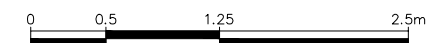
Proposed ground floor side extension within permitted development rules. Eaves height below 3m. Max height below 4m. Width less than half of the width of the original house

Notes:

1. Boundary line. Raise party wall along boundary.
2. Skylights
3. New sash window to ensuite extension
4. New slate tiles to extension to match mansard roof cladding.
5. Black upvc rainwater downpipe
6. Relocated sash dormer to mansard roof
7. Ground floor side extension glazed roof
8. Parapet wall to boundary with aluminium capping
9. Hopper and downpipe
10. Ground floor side extension. Brickwork painted to match existing.
11. New fixed window to dining area
12. New patio doors fitted to enlarged opening
13. Vertical brick soldier course over new patio doors

Key:

--- Site boundary



Rev.	Description.	By	Date
00	FOR PLANNING	DK	02.04.26
01	Dormer Volume Calculations	MC	28.04.26

Client

David Nimmons

Project

49 Linzee Rd, N8 7RG

Title

Proposed Rear Elevation

Project No.	Drawing No.	Rev.
2606	20.271	-

Scale

Drawn	Date
DK	16.02.26

The Contractor is to take and check all dimensions on site before work commences. Discrepancies must be reported to the Architect. Subcontractors must verify all dimensions on site before making a shop drawing or commencing manufacturing. This drawing is copyright. ©

© Copyright Coste + Beno Ltd
20 Leaf Close, Northwood
HA6 2YY
Phone. 0776 703 7572
info@costeandbeno.co.uk
www.costeandbeno.co.uk

01

Proposed Rear Elevation

20.271

Scale 1:50 @ A3