



**Existing front elevation**



**Existing Rear Elevation**

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### C. Site area

1. The extent of proposed new developments does not exceed 50% of the curtilage area.

Overall site area (Curtilage area)	429 sq m
Existing built area	79.7 sq m Original house
	14.4 sq m Conservatory
	<b>94.1 sq m TOTAL</b>
Site coverage of built area	<b>22.0 %</b>

Proposed built area	79.7 sq m Original house
	38.7 sq m Conservatory
	<b>118.4 sq m TOTAL</b>

Site Coverage of built area	<b>27.5 %</b>
Additional built area with this application	<b>24.3 sq m</b>

### D. Building height:

1. The overall height of the building is 2.950m and does not exceed the permitted height of 4.00 m.

### E. Materials:

The applicant proposes the following materials for the extension

Roofs: Flat roof with single ply waterproof membrane and glazed walkable rooflights

Walls: Brickwork to match existing brickwork

Windows: Aluminum double glazed bi-fold doors anthracite grey

The development will be constructed in accordance with the Building Regulations with foundations and support steelwork calculated by a qualified Engineer.



#### **F. Planning History:**

1. Planning application 92/00637/FUL – UPRN 100061364032 –

Two storey side extension - Status GTD

2. Planning application 04/00870/FUL

Proposed conversion of attached garage into habitable room – Status Permit

#### **G. ACCESS**

EXISTING: The existing pedestrian access to the house is via the front door.

Access is also provided to the rear garden down both sides of the property.

PROPOSED: The existing access will remain unchanged with this development.

VEHICLE ACCESS: The property has a driveway suitable for parking 2 vehicles off road.

There will be no additional vehicular parking attached to this application.