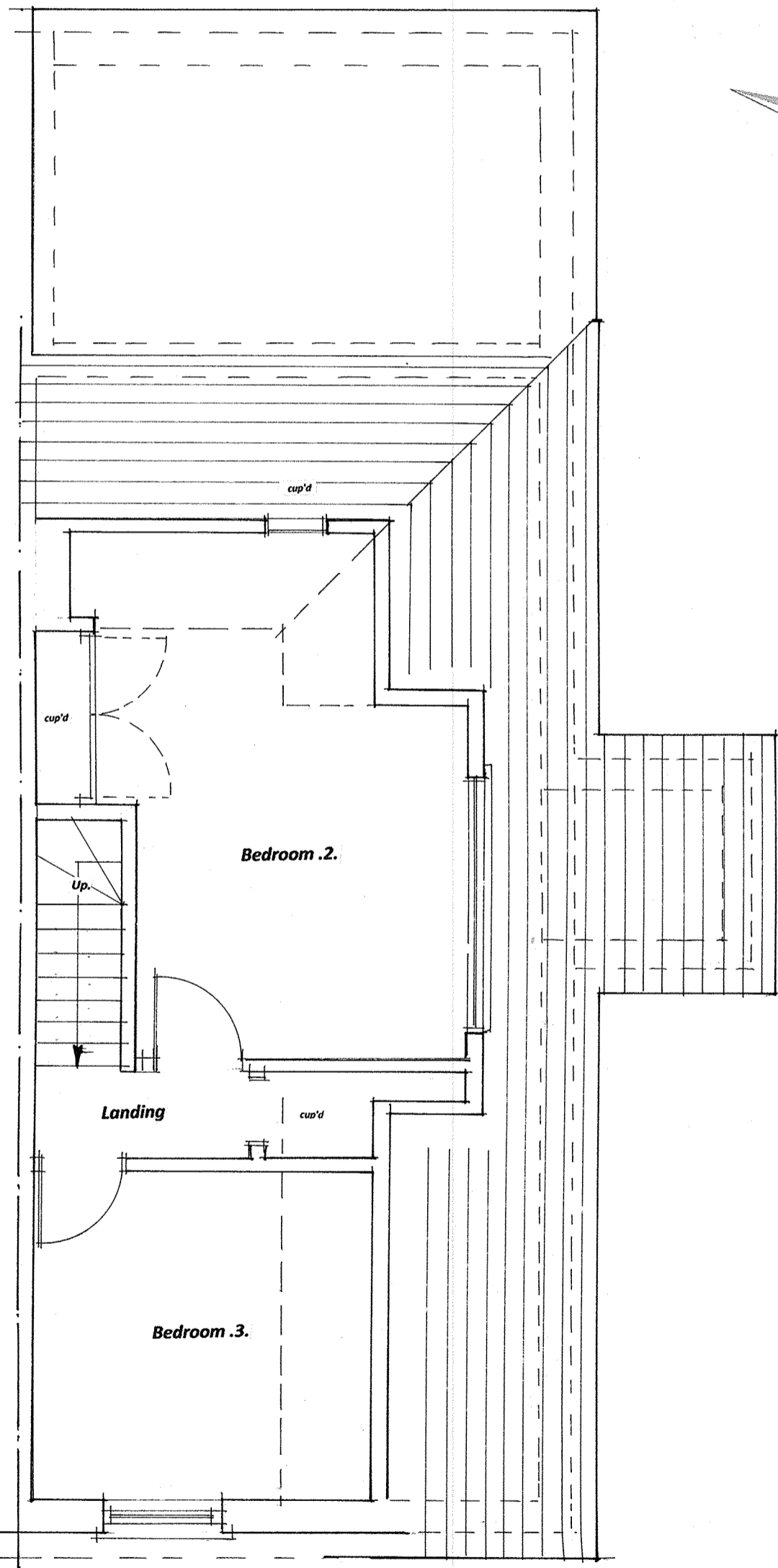


**Existing Ground Floor Plan**

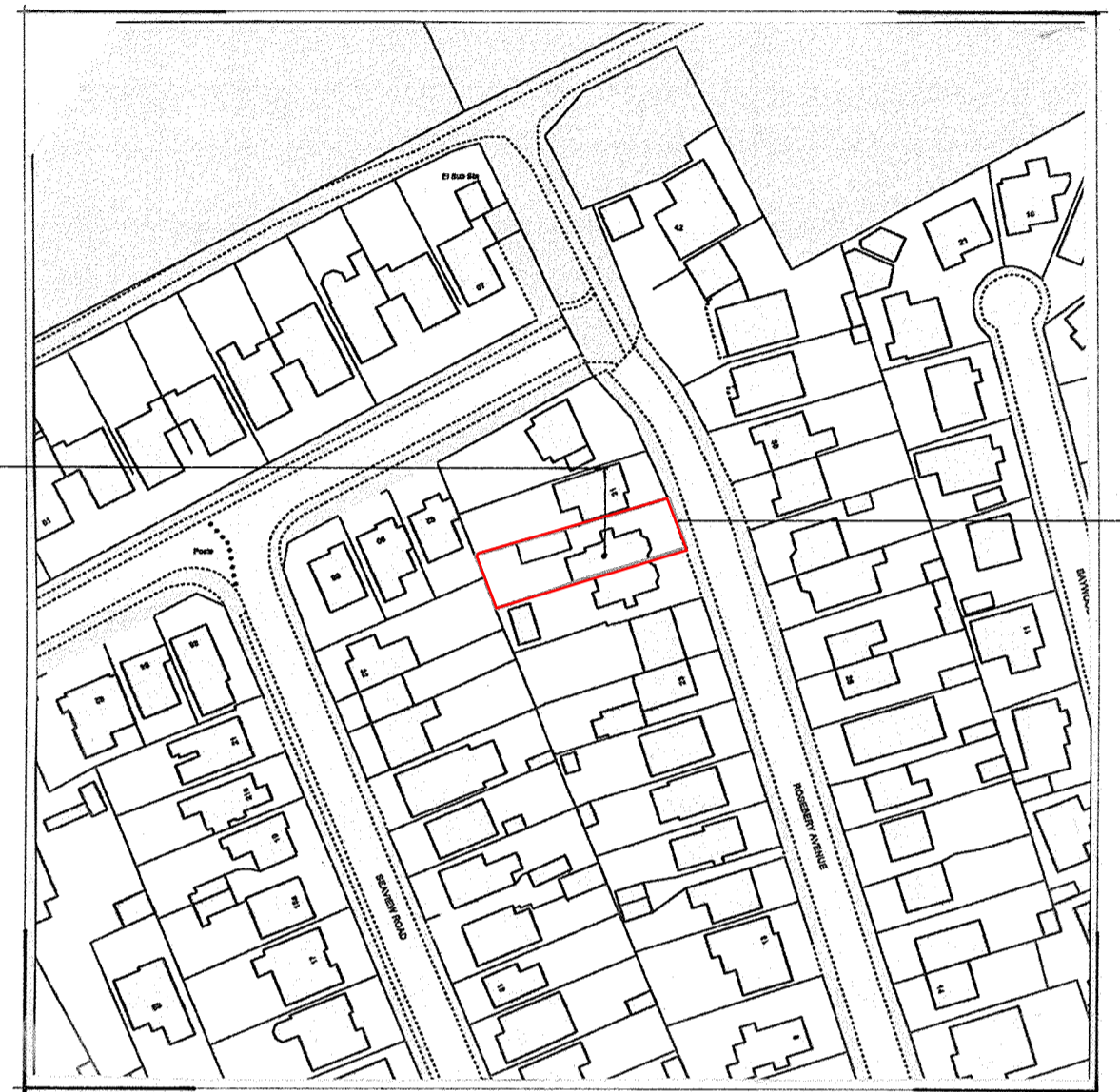


**Existing First Floor / Roof Plan**

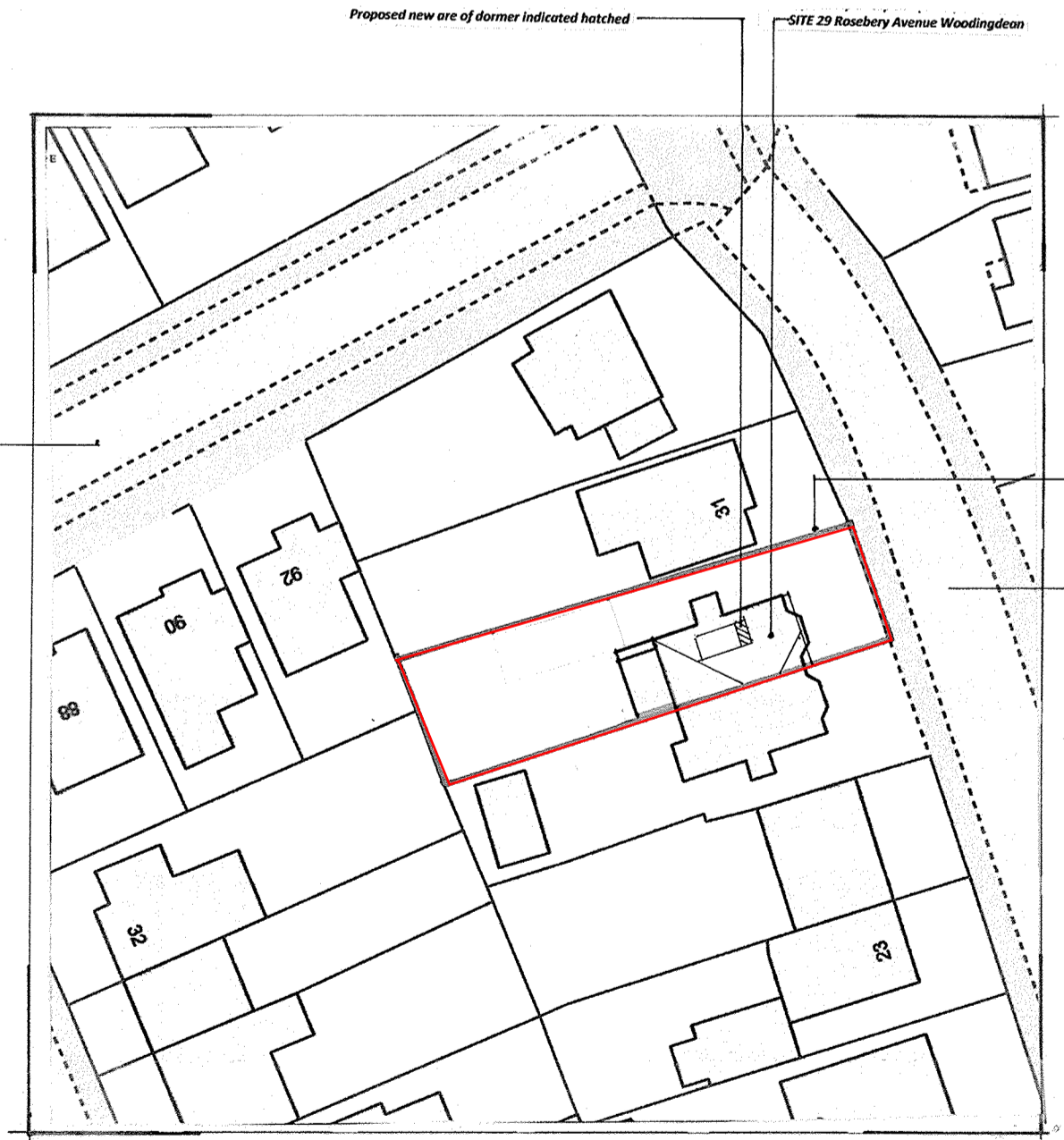
**LOFT CONVERSION (ROOF EXTENSION)**

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

- Loft conversions are NOT permitted development for houses on designated land.
- To be permitted development any additional roof space created must not exceed these volume allowances:  
40 cubic metres for terraced houses.  
50 cubic metres for detached and semi-detached houses.  
Bear in mind that any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.
- An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
- Materials to be similar in appearance to the existing house.
- No part of the extension to be higher than the highest part of the existing roof.
- Verandas, balconies or raised platforms are NOT permitted development.
- Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed. © Planning Portal 2016
- Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.  
Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders - Technical guidance' (PDF).
- Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. Contact Natural England for more advice. View specific information regarding Bats.



**Location Plan scale 1:1250**



**Block Plan scale 1:500**

**PERMITTED DEVELOPMENT CALCULATION**

Proposed side facing flat roof dormer volume calculation 600m wide x 1.850m high x 2.100m deep = 2.331 cubic metres halved = 1.1655 cubic metres  
Total increase in flat roof dormer volume is 1.1655 cubic metres the existing dormer being 8.800m wide x 1.850m high x 2.100m deep 15.151 cubic metres halved = 7.575 cubic metre + increase of 1.1655 = 8.230m cubic metres, as this is under the permitted development allowance of 50 cubic metres the alterations to the roof are classed as permitted development.

**GENERAL NOTES:**

- This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.
- This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.
- This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.
- Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.
- Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.
- All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.
- It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.
- The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.
- The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department.

Date	Revisions

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Client  
**Mr & Mrs .C. Hammond**

Job Title  
**Proposed extension to existing flat roof dormer and ground floor opening increased (to form a new first floor bathroom and ground floor opening increased) 29, Rosebery Avenue, Woodingdean, Brighton, East Sussex, BN2 6DE.**

Drawing Title  
**Existing Ground Floor and First Floor / Roof Plan, Existing Elevations, Location / Block Plans**

Scale  
1:50, 1:100, 1:1250, 1:500 @ A1.

Date  
October 2021.

Drawn  
SLW.

Drg. No.  
**1362021 / .01.**

Rev.

