

Length of Proposed Ground Floor extension of 4.5m requiring Prior Approval (Larger Homes). Proposed Extension in line with Permitted Development Rules (excluding length).

Neighbouring Property: 47 Sefton Avenue

Dotted Pink Line of Existing House

4500mm

6300mm

Dining Room

Snug

Reception Room

Kitchen

Utility

W/C

Hallway

Side Passage

Neighbouring Property: 43 Sefton Avenue

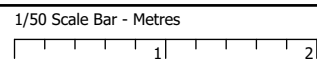
45 Sefton Avenue

Driveway

3m Eaves height on both boundaries with maximum ridge height of 4m.

Permitted Development 3m rear extension line

- Notes
- All contents copyright.
 - Do not scale.
 - Based on survey by others.
 - Contractor to verify all dimensions on site.
 - Read in conjunction with all relevant Architect's, Consultant's & Supplier's information.
 - Report any discrepancies to the Architect.



North - Indicative Only



Project **Extensions and Alterations at 45 Sefton Avenue, London, NW7 3QE**

Drawing **Ground Floor Plan As Proposed**

Number	2116_A101	Status	Information
Scale	1/50 @ A3	Drawn	FMS
Date	07/01/22	Checked	NJK

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