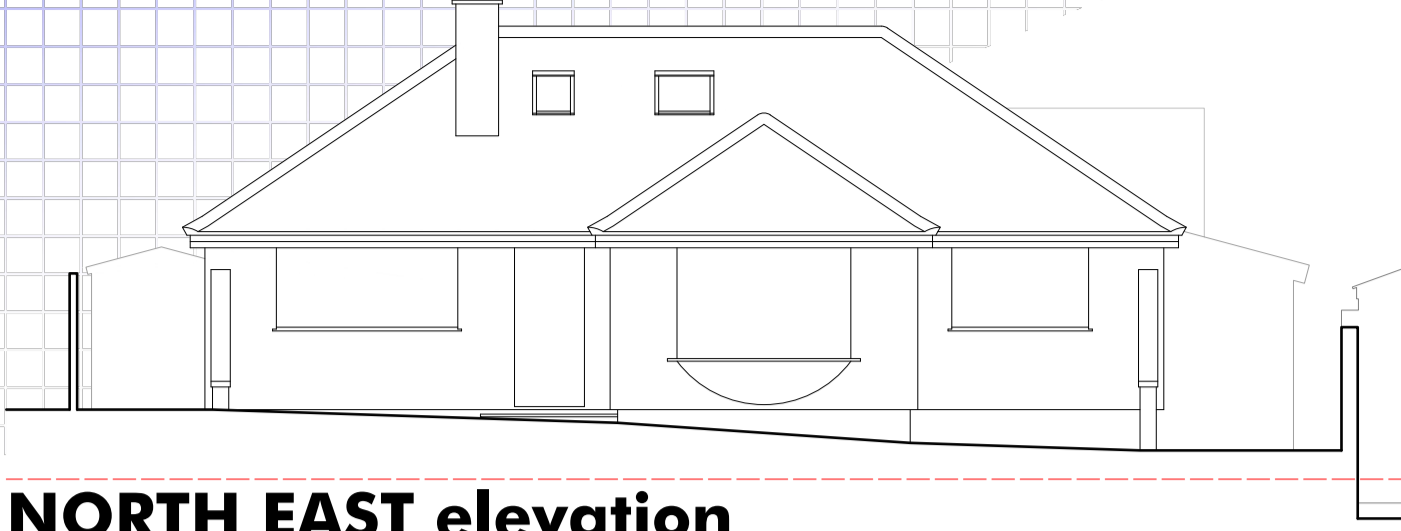
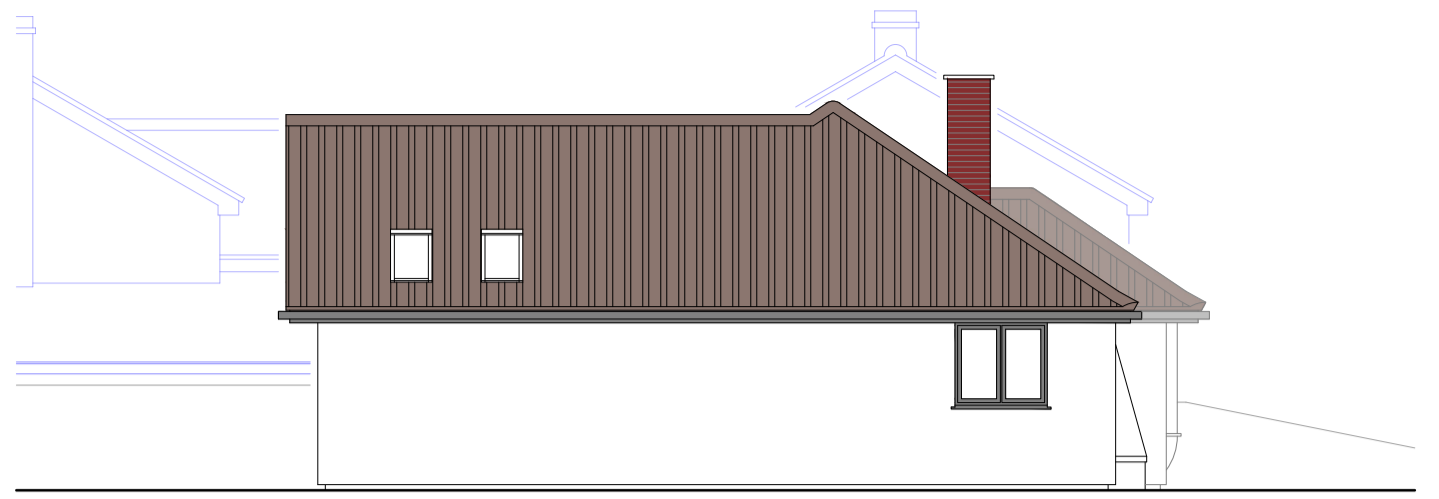


SOME BLOKE...



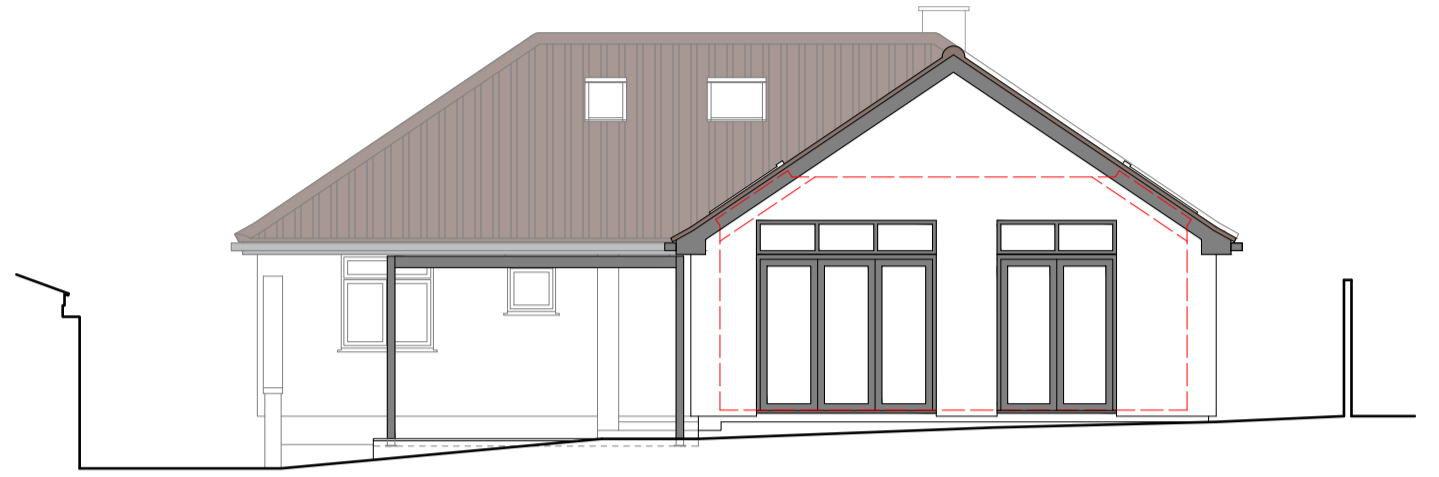
NORTH EAST elevation

1:100.



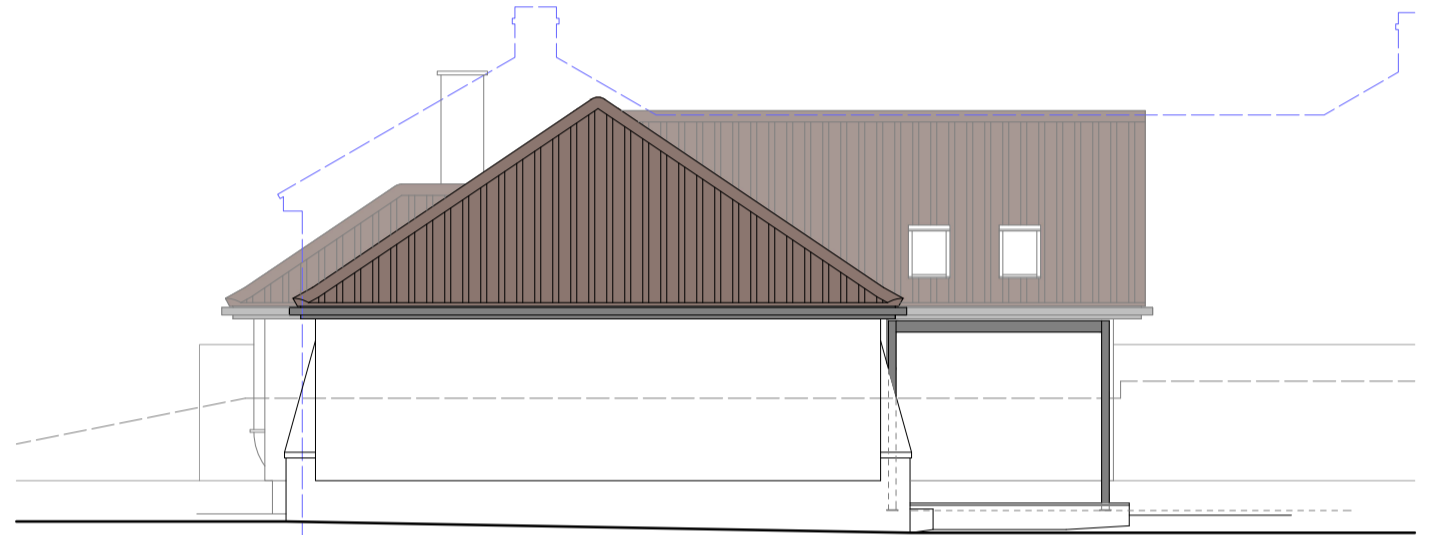
NORTH WEST elevation

1:100.



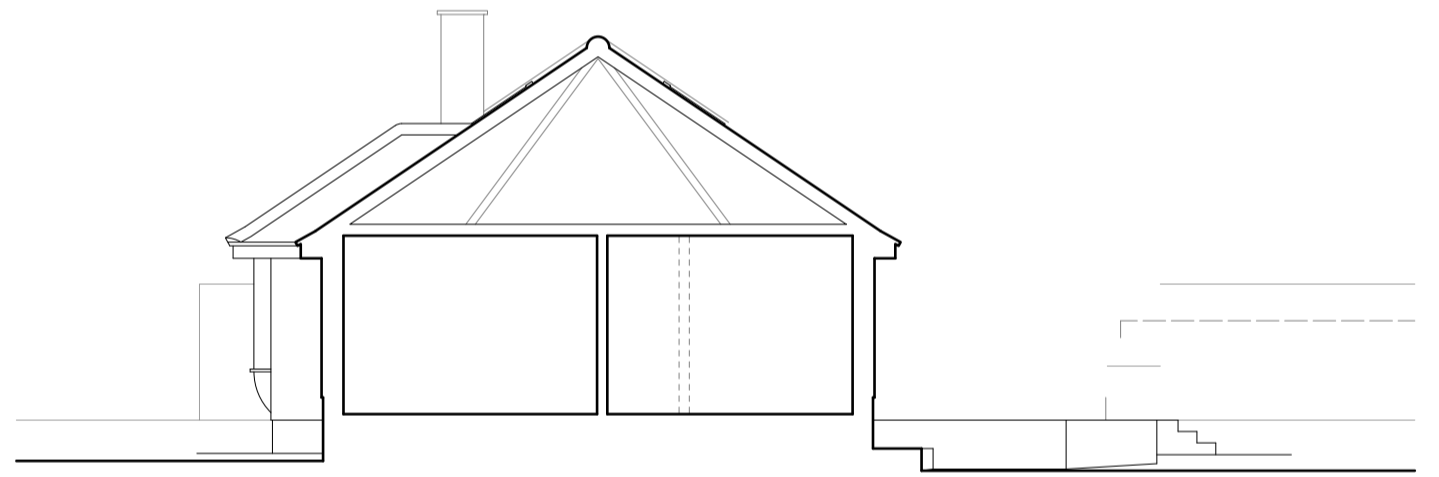
SOUTH WEST elevation

1:100.



SOUTH EAST elevation

1:100.



section

1:100.

This proposal exceeds the limits of Permitted Development so Planning Approval is required.

Extracts from Planning Portal Permitted Development Summary Guide "Class A The enlargement, improvement or other alteration of a dwelling house." with comments pertinent to this proposal in *italics*.

Single-storey extension

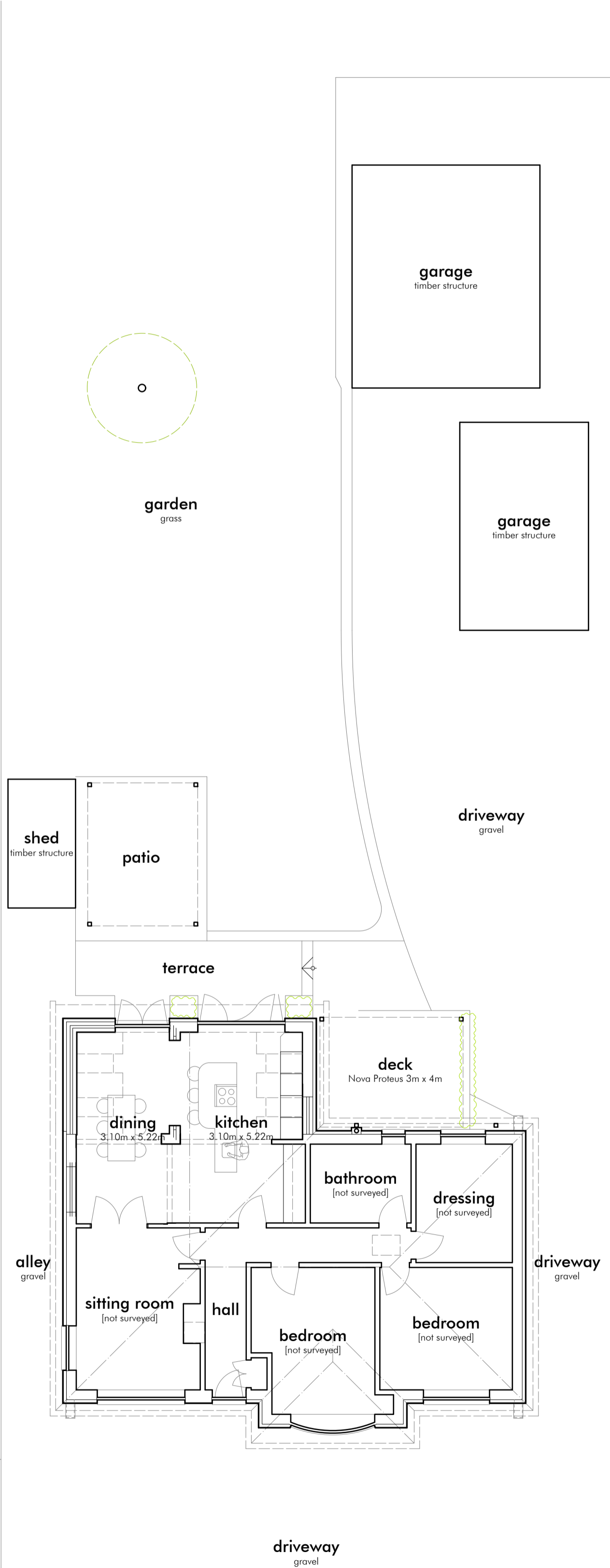
An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land* - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites. *Site is not designated land.*
2. On designated land* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land. *Proposal is not a side extension, site is not designated land.*
3. No more than half the area of land around the "original house" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so. *This limit is not exceeded.*
4. No extension forward of the principal elevation or side elevation fronting a highway. *Proposal is not forward of the principal elevation and does not front a highway.*
5. Materials to be similar in appearance to the existing house. *Materials are similar to the existing house.*
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house. *Not a side extension.*
7. Side extensions to have a maximum height of four metres and width no more than half that of the original house. *Not a side extension.*
8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development. *Extension is within 2m of boundary and eaves as proposed is lower than 3m.*
9. Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house. *This proposal projects less than 4m from original dwelling (3.08m).*
10. Maximum height of a single-storey rear extension of 4m. *This proposal is more than 4m high.*
11. Maximum eaves and ridge height of extension no higher than existing house. *This proposal has an eaves height matching the existing.*

Analysis of item 10 indicates/confirms that this proposal requires Planning Approval.

GENERAL PLANNING notes

See also DESIGN & ACCESS statement on sbd399-1-001.



GROUND FLOOR PART SITE plan

1:100.

PROPOSED - SCHEME 2

FOR PLANNING

... DESIGNS