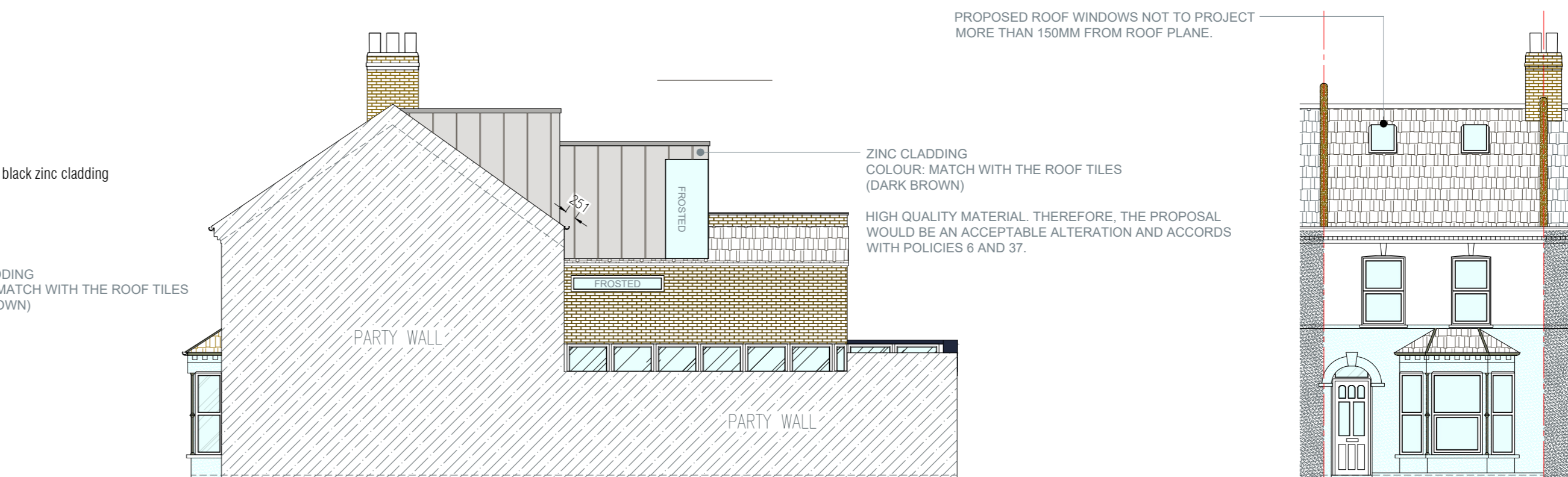


REAR ELEVATION
scale 1:50



FLANK ELEVATION (NORTH-EAST)
scale 1:100

FRONT ELEVATION
scale 1:100

DESIGN REFERENCE:

PLANNING REFERENCE: 22/01933/FULL6

ADDRESS: 70 WORDSWORTH ROAD, PENGE, LONDON, SE20 7JG

PROPOSED DEVELOPMENT: LOFT CONVERSION WITH OUTRIGGER DORMER AND ADDITIONAL ROOFLIGHT AT GROUND FLOOR LEVEL TO REAR. ELEVATIONAL ALTERATIONS.

STATUS: APPROVED ON 06 JULY 2022

DELEGATED DECISION REPORT COMMENTS ON THE PROPOSED MATERIAL:

THE PROPOSAL INCLUDES THE USE OF BLACK ZINC CLADDING, WHICH IS GENERALLY CONSIDERED TO BE A HIGH QUALITY MATERIAL. THEREFORE, THE PROPOSAL WOULD BE AN ACCEPTABLE ALTERATION AND ACCORDS WITH POLICIES 6 AND 37.

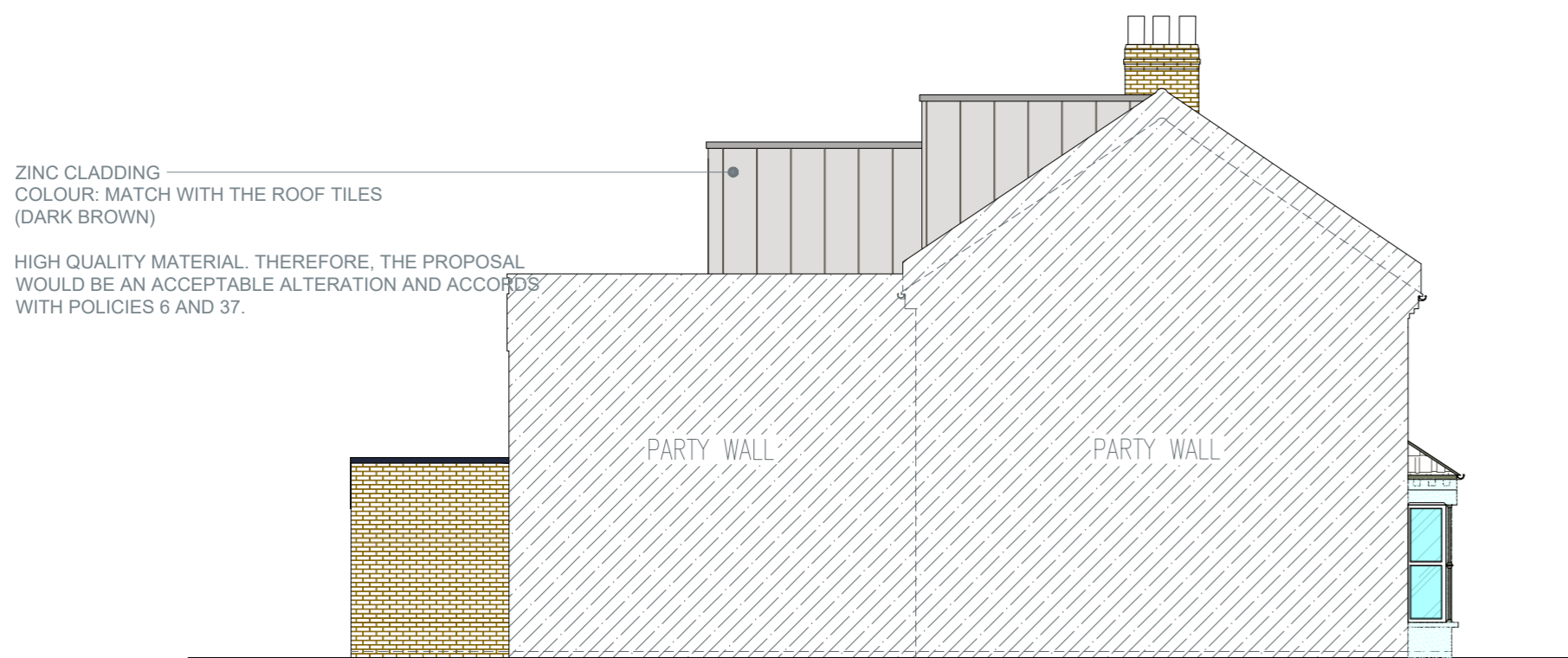
NOTES:

OVERALL ADDITIONAL ROOF VOLUME = 39.39 M³, WHICH IS WITHIN THE 40M³ LIMIT ACCORDANCE PERMITTED DEVELOPMENT RIGHTS.

1. NO ALTERATIONS TO RIDGE HEIGHT ARE PROPOSED
2. FRONT FACING ROOF WINDOWS TO PROTRUDE NO MORE THAN 150 MM FROM THE PLANE OF THE ROOF.
3. NO PART OF THE ADDITION IS TO EXTEND BEYOND THE HEIGHT OF THE RIDGE OF THE MAIN ROOF OF THE HOUSE.
4. THE NEW DORMER IS TO BE SET BACK GREATER THAN 200mm FROM EAVES OF EXISTING ROOF.
5. THE CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR WORK COMMENCING.
6. THE CONTRACTOR IS TO COMPLY WITH ALL CURRENT BUILDING LEGISLATION WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.
7. PLANNING PROPOSALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND AS SUCH ARE SUBJECT TO DETAILED SITE INVESTIGATION

Do not scale off this drawing. If no dimension is given, we take no responsibility for any dimension obtained by measuring or scaling from this drawing. This drawing is the property of Maplin Studio Limited. It is copyright protected and is not to be reproduced, disclosed or copied without written permission.

1	PROPOSED ELEVATIONS	DC	OM	TA	17/11/2023
Rev	Description	Drawn by	Checked by	Appd by	Date
Please check scale bar before scaling this drawing					Scale (at full size)
0 1 2 3 4 5					A2
Project: LOFT CONVERSION					
Location: 5 SOUTHY STREET, PENGE, LONDON, SE20 7JD					
Title: PROPOSED ELEVATIONS					
 F21 Expressway 1 Dock road, London E16 1AH Tel. +44(0)203 4755544 projects@maplinworld.com					
Dwg No. MS07203	Phase: PLANNING			Sheet 1 of 1	Rev. 0



SIDE ELEVATION (SOUTH-WEST)
scale 1:100