



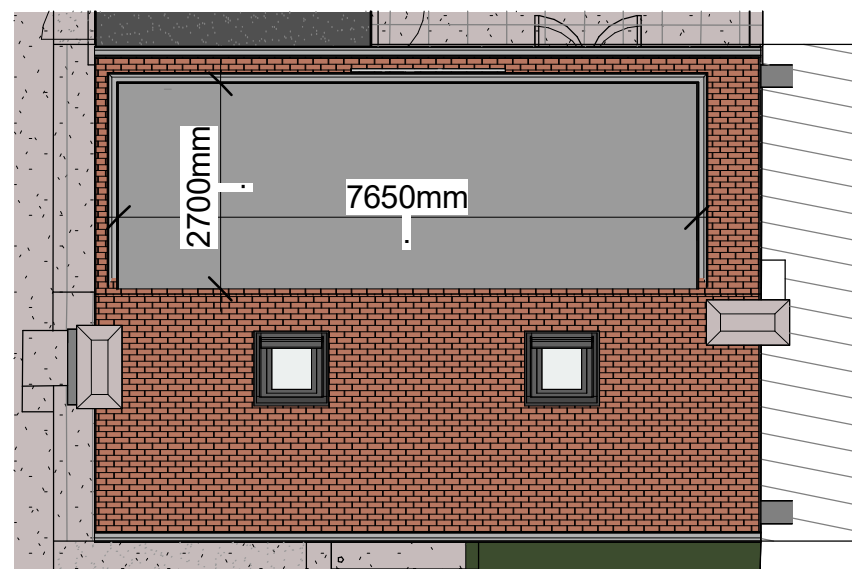
2019 Guidance Items

- Materials must be similar in appearance to the existing house.
- Volume of enlargement must not exceed the original roof space by more than 50 cubic metres
- Must not exceed the height of the existing roof.
- On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.
- Must not include Installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'.
- Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.
- Construction must ensure that:
 1. The eaves of the original roof are maintained (or reinstated).
 2. Any enlargement is set back, so far as practicable, at least 20cm from the original eaves.
 3. The roof enlargement does not overhang the outer face of the wall of the original house.

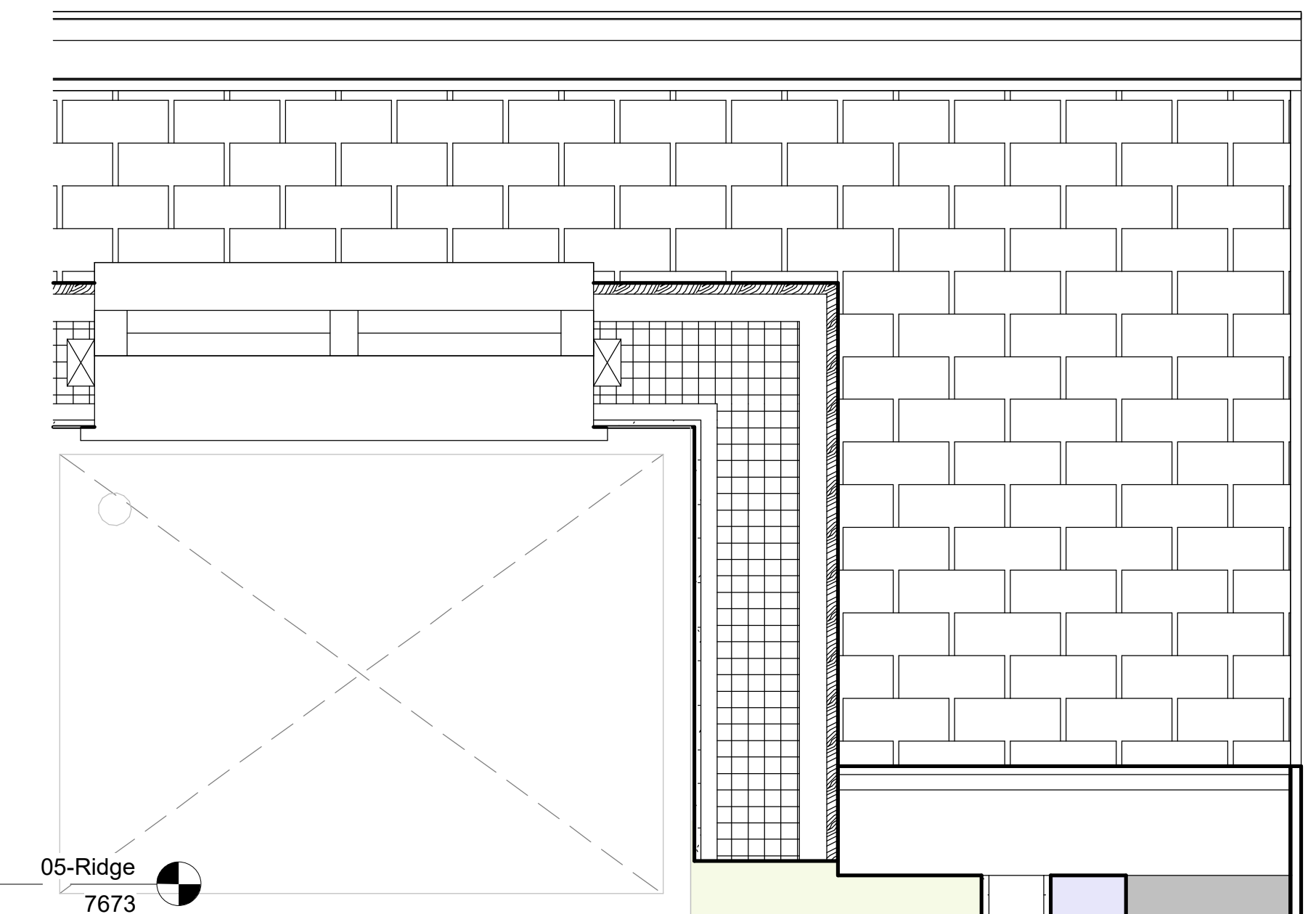
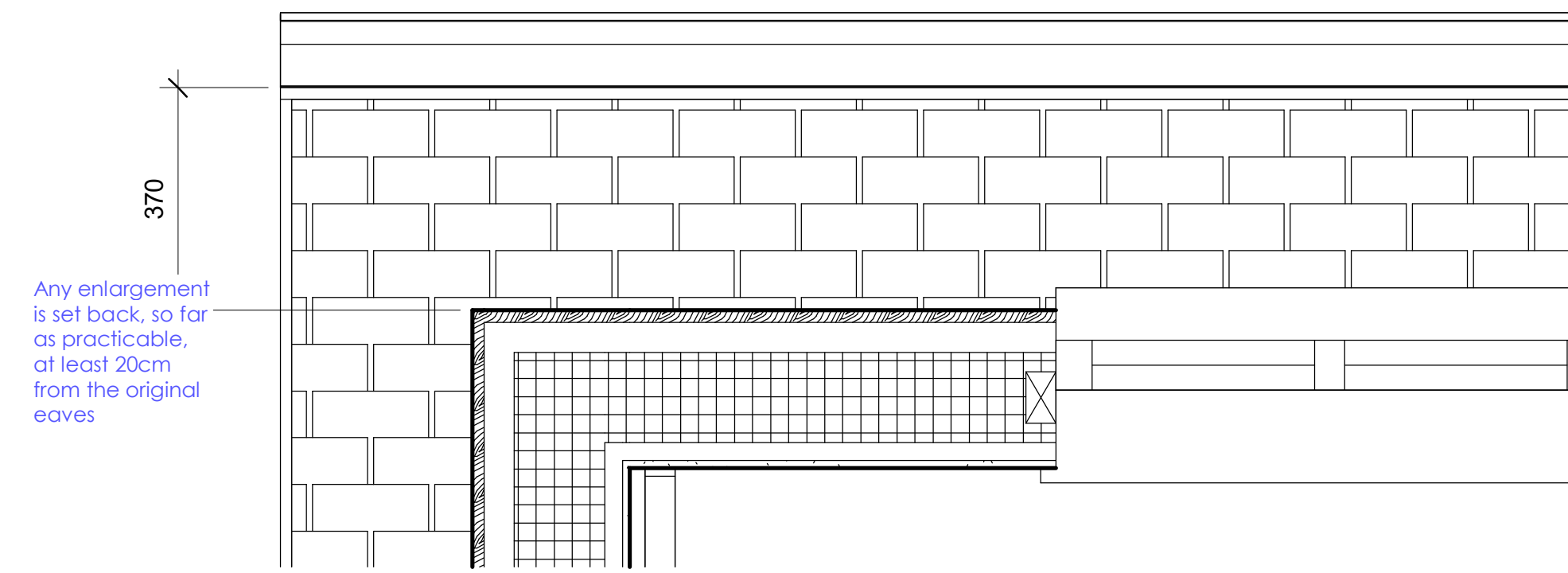
(Ref - <https://www.planningportal.co.uk>)

5 Site - Callout 1
 1 : 100

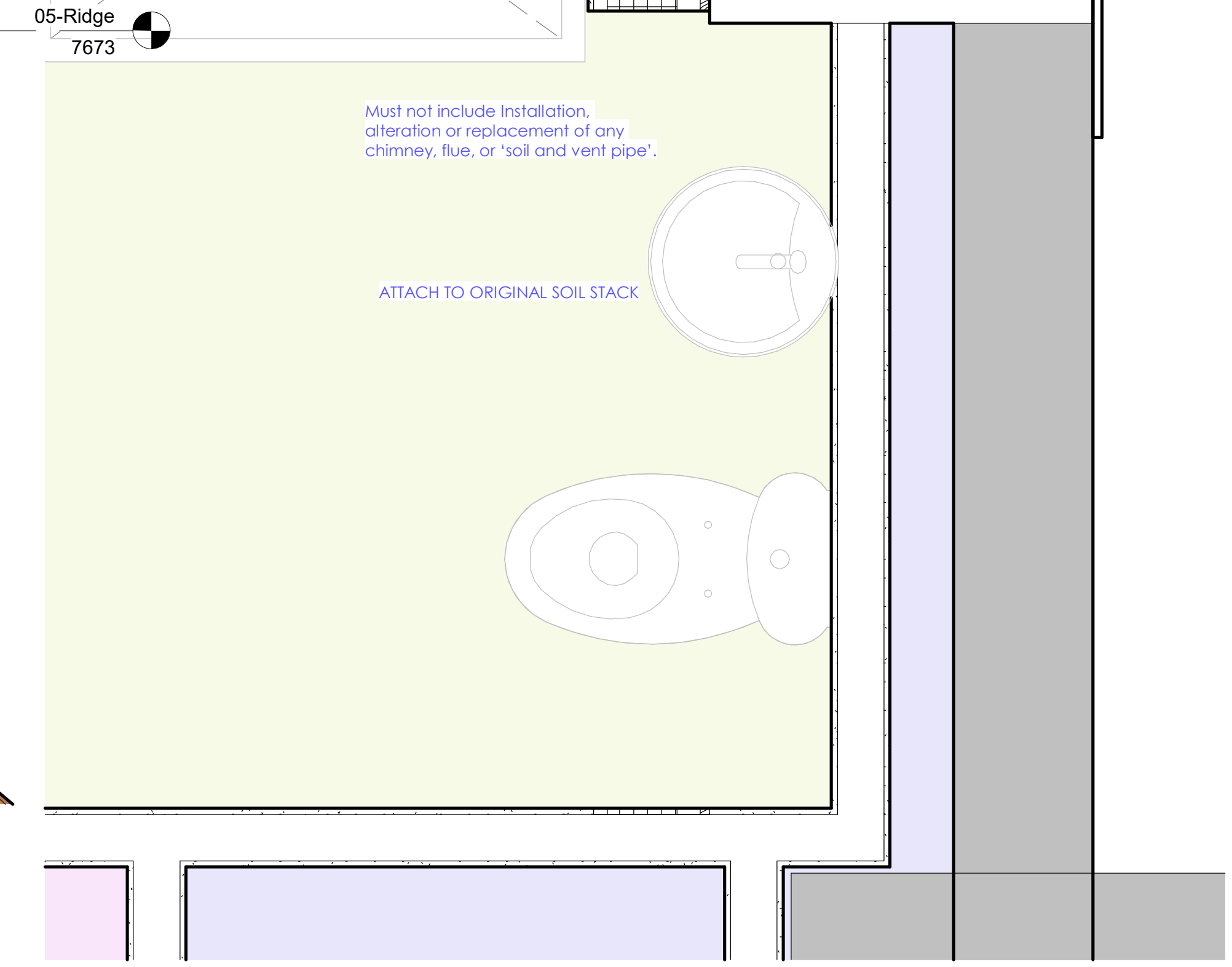
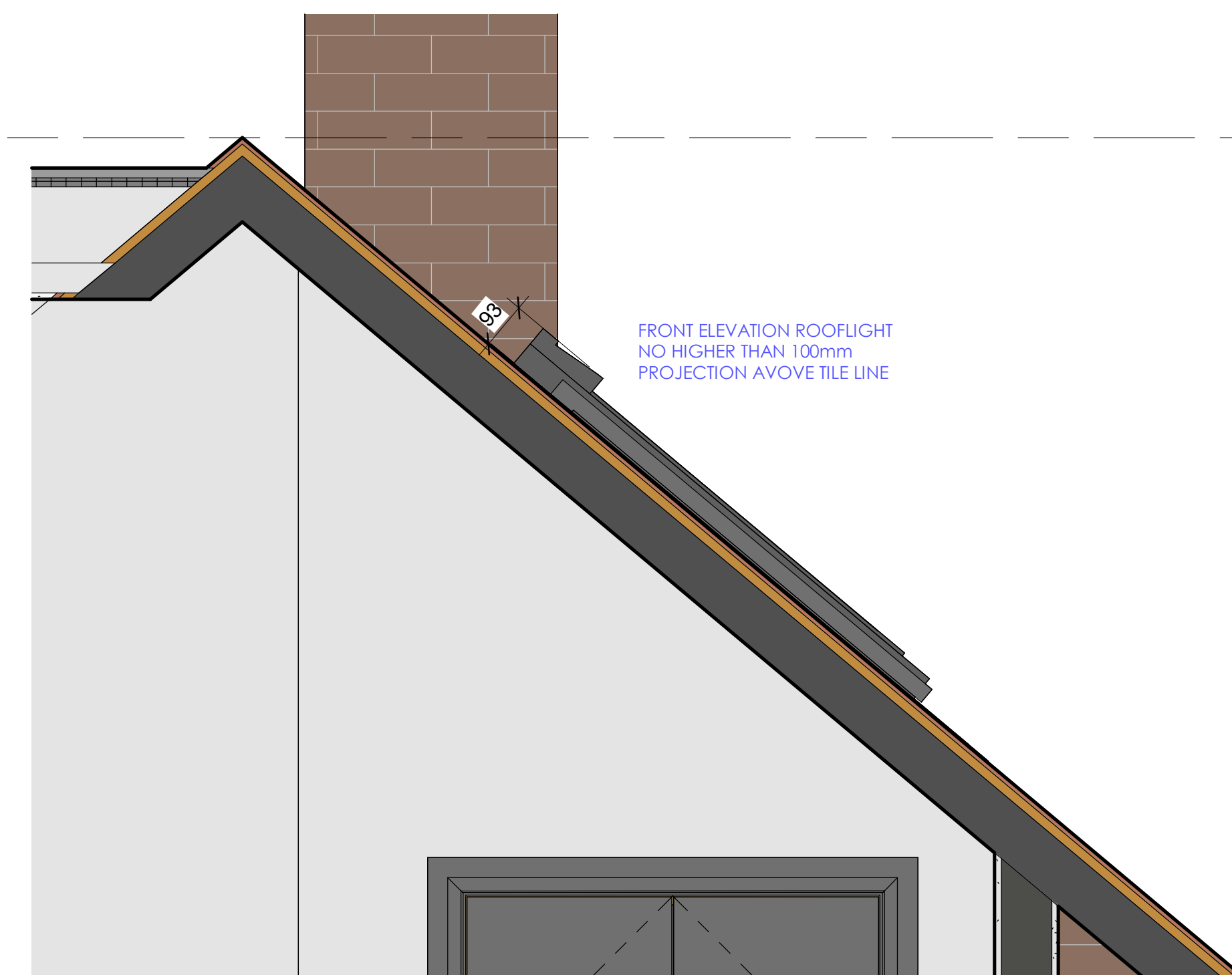
Volume of enlargement must not exceed the original roof space by more than 50 cubic metres
 Width: 7.65 m. Length: 2.70 m.
 Height: 2.4 m. = 49.57 m³



2 03-Eaves - Callout 1
 1 : 10



1 Side Elevation - Callout 1
 1 : 25



3 03-Eaves - Callout 2
 1 : 10