

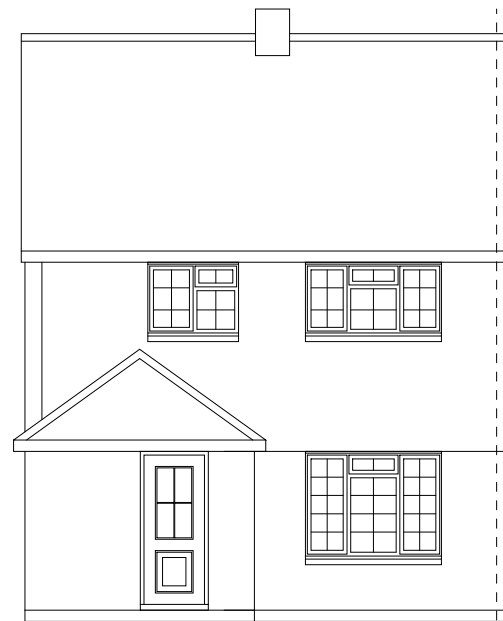
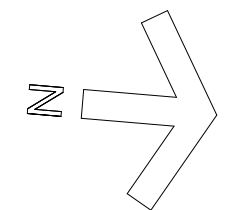
Notes / Specification

PLANNING NOTE
A loft conversion for your house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

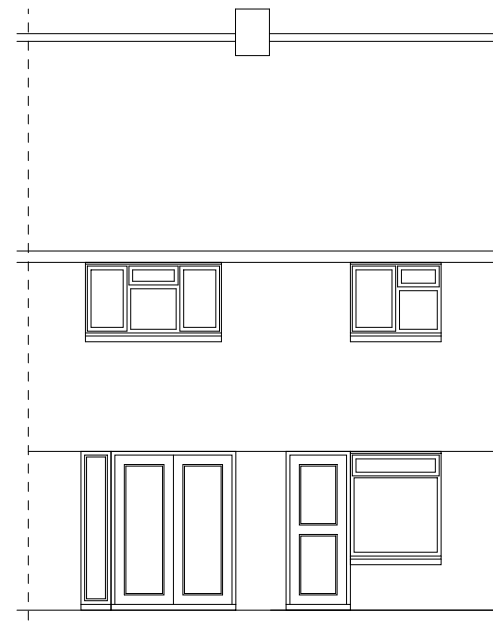
A volume allowance of 40 cubic metres additional roof space for terraced houses*
A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
No extension to be higher than the highest part of the roof
Materials to be similar in appearance to the existing house
No verandas, balconies or raised platforms
Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
Roof extensions not to be permitted development in designated areas
Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves
*Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space, a previous owner may have done so.
(Ref - planningportal.gov.uk)

PARTY WALL ACT
The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:
• Support of beam
• Insertion of DPC through wall
• Raising of wall or cutting of projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party wall agreement is to be in place prior to start of works on site.

ALL MEASUREMENTS WITHIN THIS DOCUMENT ARE FOR DESIGN PURPOSES ONLY TO DETERMINE BEAM SIZE.
THE BUILDER IS ADVISED TO DOUBLE CHECK MEASUREMENTS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER PRIOR TO ORDERING MATERIALS.
THE DESIGN ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR MATERIALS INCORRECTLY ORDERED.



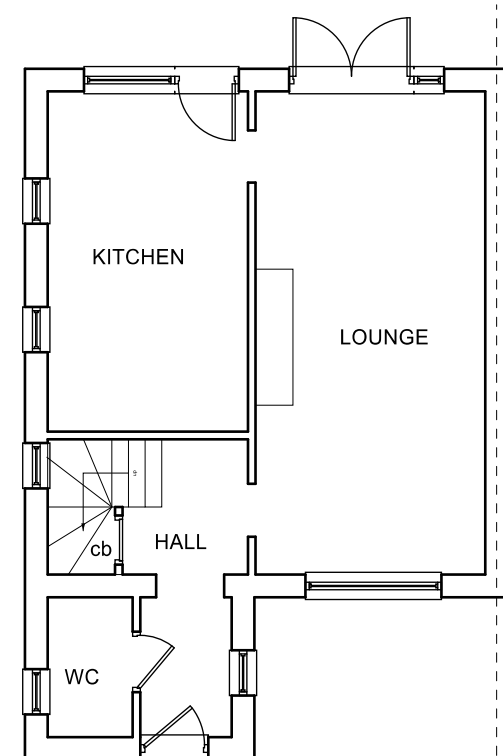
FRONT (EAST) ELEVATION



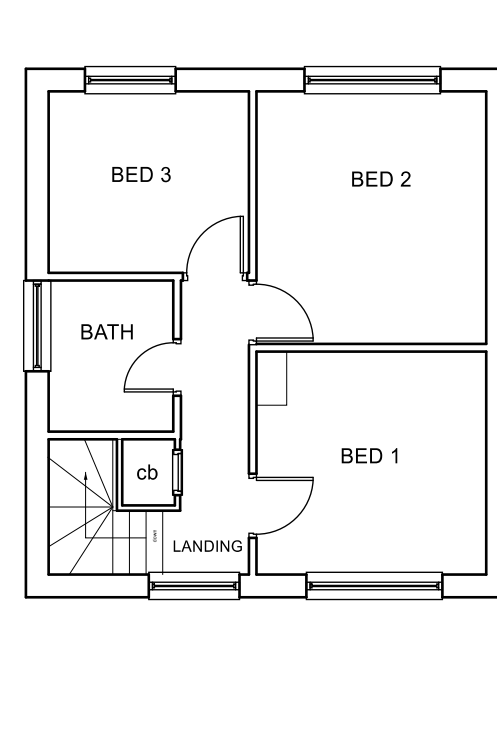
REAR (WEST) ELEVATION



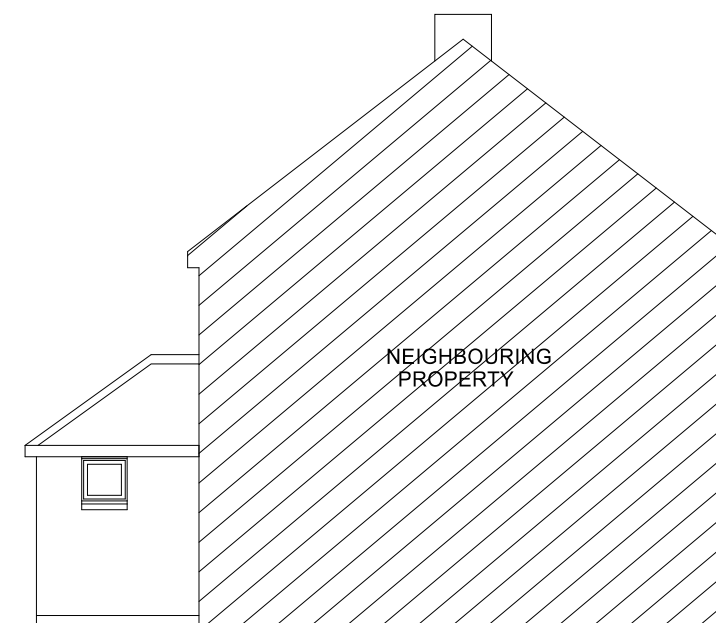
SIDE (SOUTH) ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE (NORTH) ELEVATION

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client 33 Holmoaks
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project
Rear Dormer
Loft Conversion

drawing title
Existing Plans

drawing scales
1:100

drawing no.
2124 Existing Plans

date
FEBRUARY 2024

drawn by
RC

PLANNING