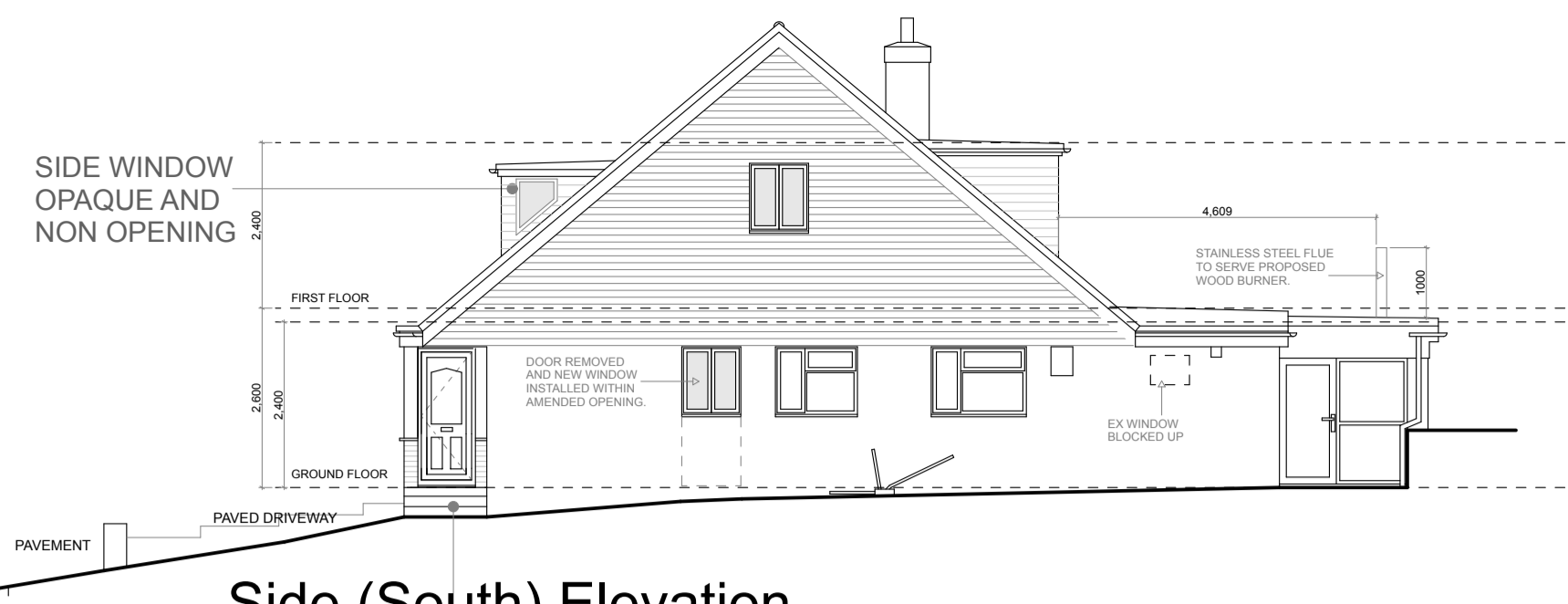
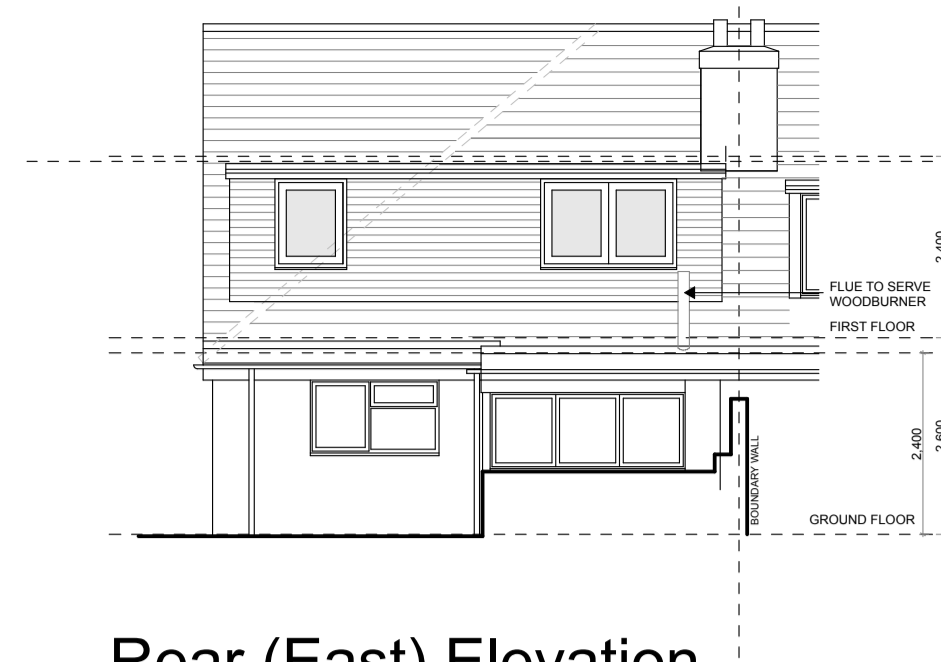


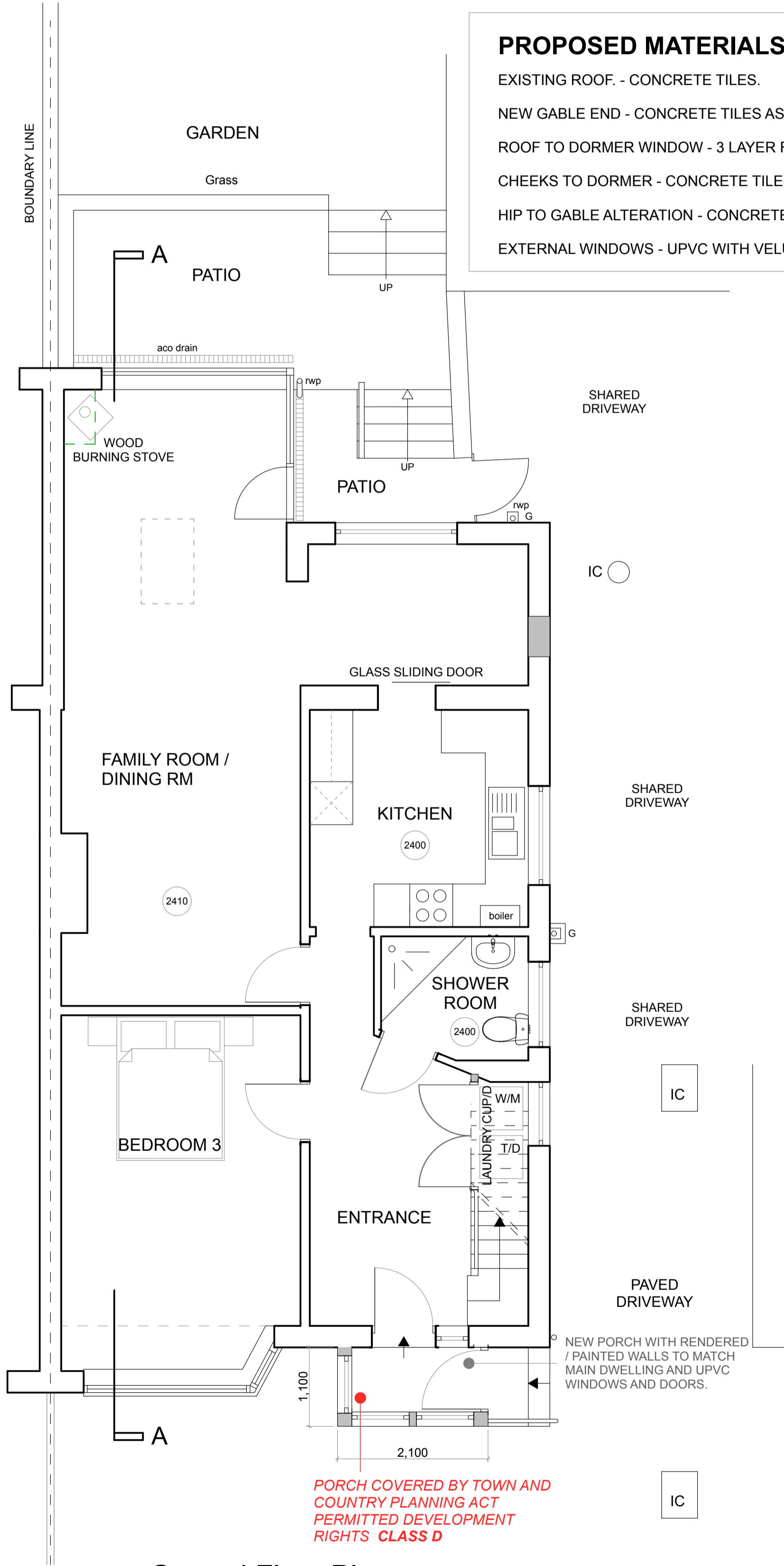
Front (West) Elevation
PROPOSED ELEVATIONS 1:100



Side (South) Elevation



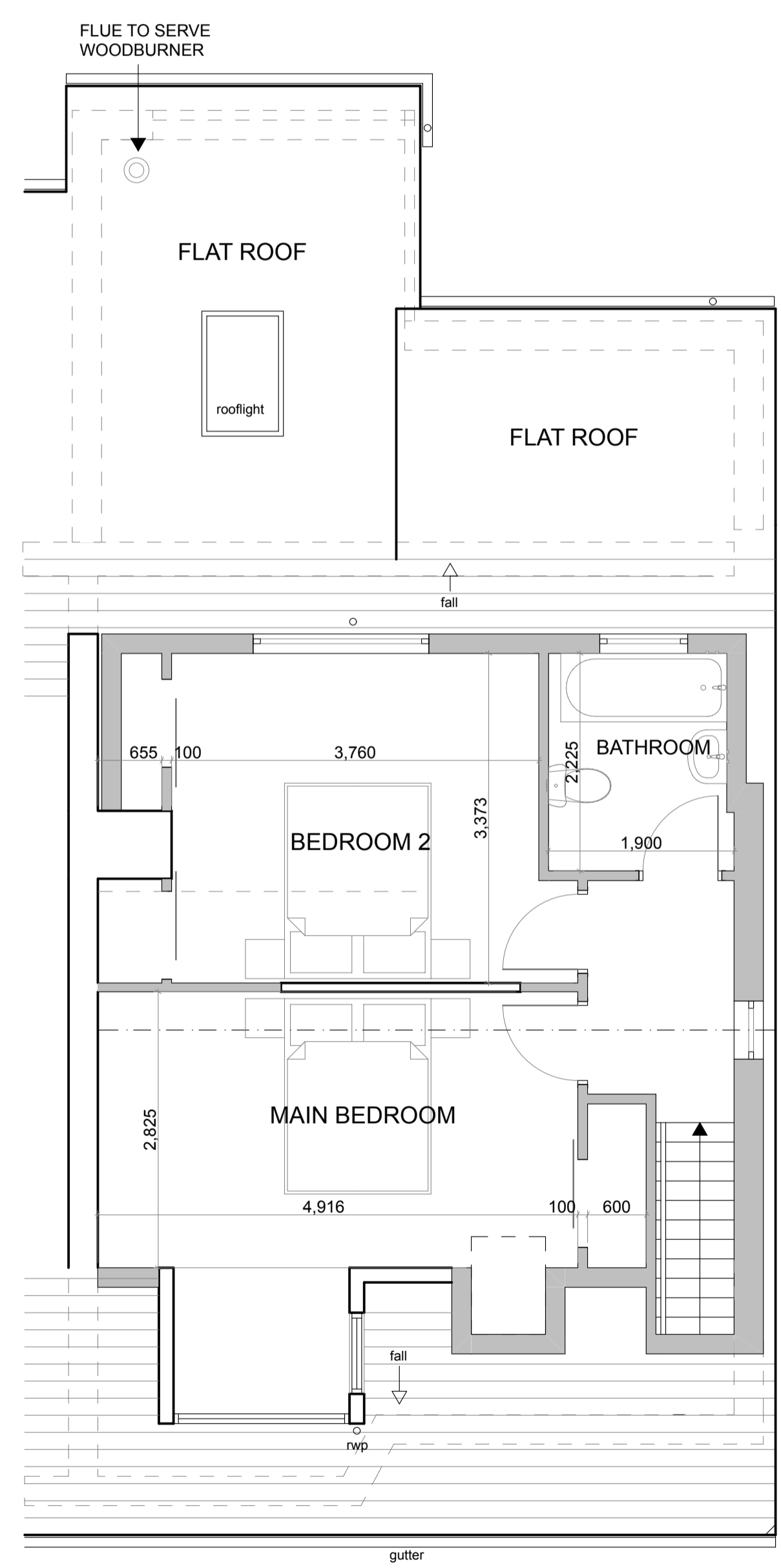
Rear (East) Elevation



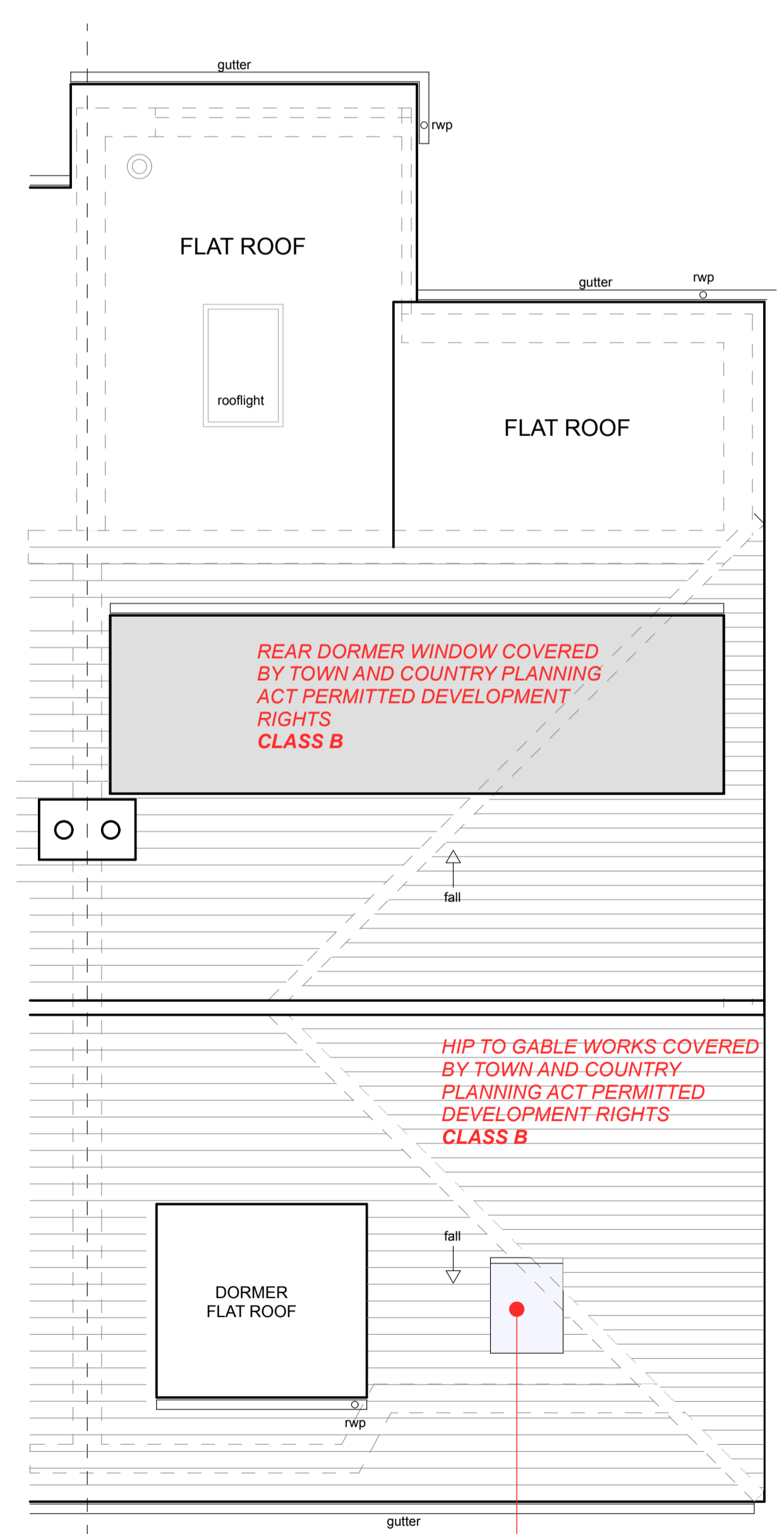
Ground Floor Plan
PROPOSED FLOOR PLANS 1:50

PROPOSED MATERIALS
 EXISTING ROOF - CONCRETE TILES.
 NEW GABLE END - CONCRETE TILES AS PER MAIN ROOF.
 ROOF TO DORMER WINDOW - 3 LAYER FELT OR SINGLE PLY MEMBRANE
 CHEEKS TO DORMER - CONCRETE TILES AS PER MAIN ROOF.
 HIP TO GABLE ALTERATION - CONCRETE TILE TO MATCH MAIN ROOF.
 EXTERNAL WINDOWS - UPVC WITH VELUX ROOFLIGHT.

VOLUME CALCULATIONS
 Hip to Gable End
 Depth = 9.0m
 Extension to ridge = 4.2m (height)
 Area of base = 1/2 (length x depth)
 therefore 1/2 (5.0 x 9.0) = 22.5
 Formula for change of hip to gable = 1/3 (base x height)
 therefore 1/3 (22.5 x 4.2) = 31.5m³
 + New Dormer Window (1.7 x 6.4) = 10.9m³
 - Existing Dormer window (1.1 x 2.1) = 2.3m³
TOTAL VOLUME INCREASE
 31.5 + 10.9 - 2.3 = 40.1m³



First Floor Plan



Roof Plan

Permitted development rights for householders

Class B – additions etc to the roof
 This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.
 Under Class B the following limits and conditions apply:
 B.1 Development is not permitted by Class B if –
 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof
 (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
 (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –
 (i) 40 cubic metres in the case of a terrace house, or
 (ii) 50 cubic metres in any other case
 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.
 (e) it would consist of or include –
 (i) the construction or provision of a verandah, balcony or raised platform, or
 (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
 (f) the dwellinghouse is on article 2(3) land

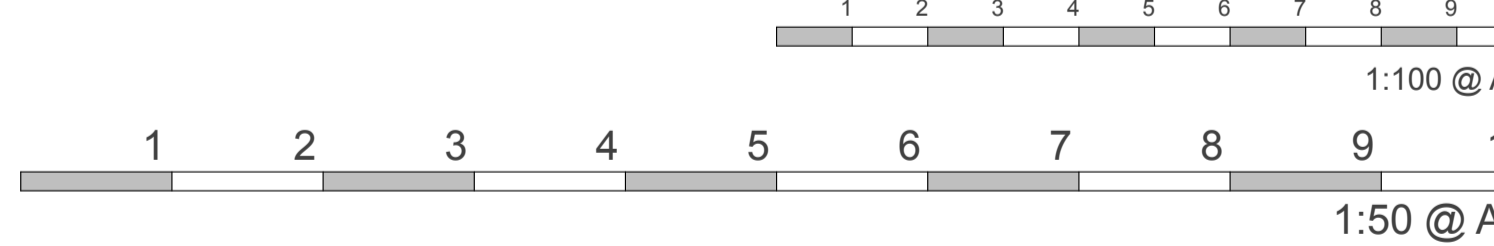
Conditions
 B.2 Development is permitted by Class B subject to the following conditions –
 (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
 (b) the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable. The face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.
 the enlargement shall be constructed so that –
 (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
 (aa) the eaves of the original roof are maintained or reinstated; and
 (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse
 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –
 (i) obscure-glazed, and
 (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Class C – other alterations to the roof
 C.1 Development is not permitted by Class C if –
 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
 (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof, or
 (d) it would consist of or include –
 (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Conditions
 C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be –
 (a) obscure-glazed; and
 (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Class D - porches
 This provides permitted development rights for the erection of a porch outside any external door of a house.
 D1. Development is not permitted by Class D if –
 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)
 The erection of a porch is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).
 (b) the ground area (measured externally) of the structure would exceed 3 square metres
 (c) any part of the structure would be more than 3 metres above ground level or
 (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway

CERTIFICATE OF LAWFUL DEVELOPMENT ONLY



Work to indicated dimensions only. All dimensions to be confirmed on site. This drawing is to be read in conjunction with other drawings in this series and all relevant consultants drawings and documentation, where applicable. This drawing has been produced for the client and project identified below and is not intended for use by any other purpose other than indicated on this drawing. Report any discrepancies on this drawing to Garrick Architects for clarification.

Scheme
 INTERNAL AND EXTERNAL ALTERATIONS INCLUDING HIP TO GABLE ROOF WITH NEW REAR DORMER WINDOW AND ENTRANCE PORCH TO
 119 POPLAR AVENUE, HOVE, EAST SUSSEX, BN3 8PJ
 Title
 PROPOSED PLANS AND ELEVATIONS.
 Client
 LAMIA IBRAHIM
 www.garrickarchitects.co.uk