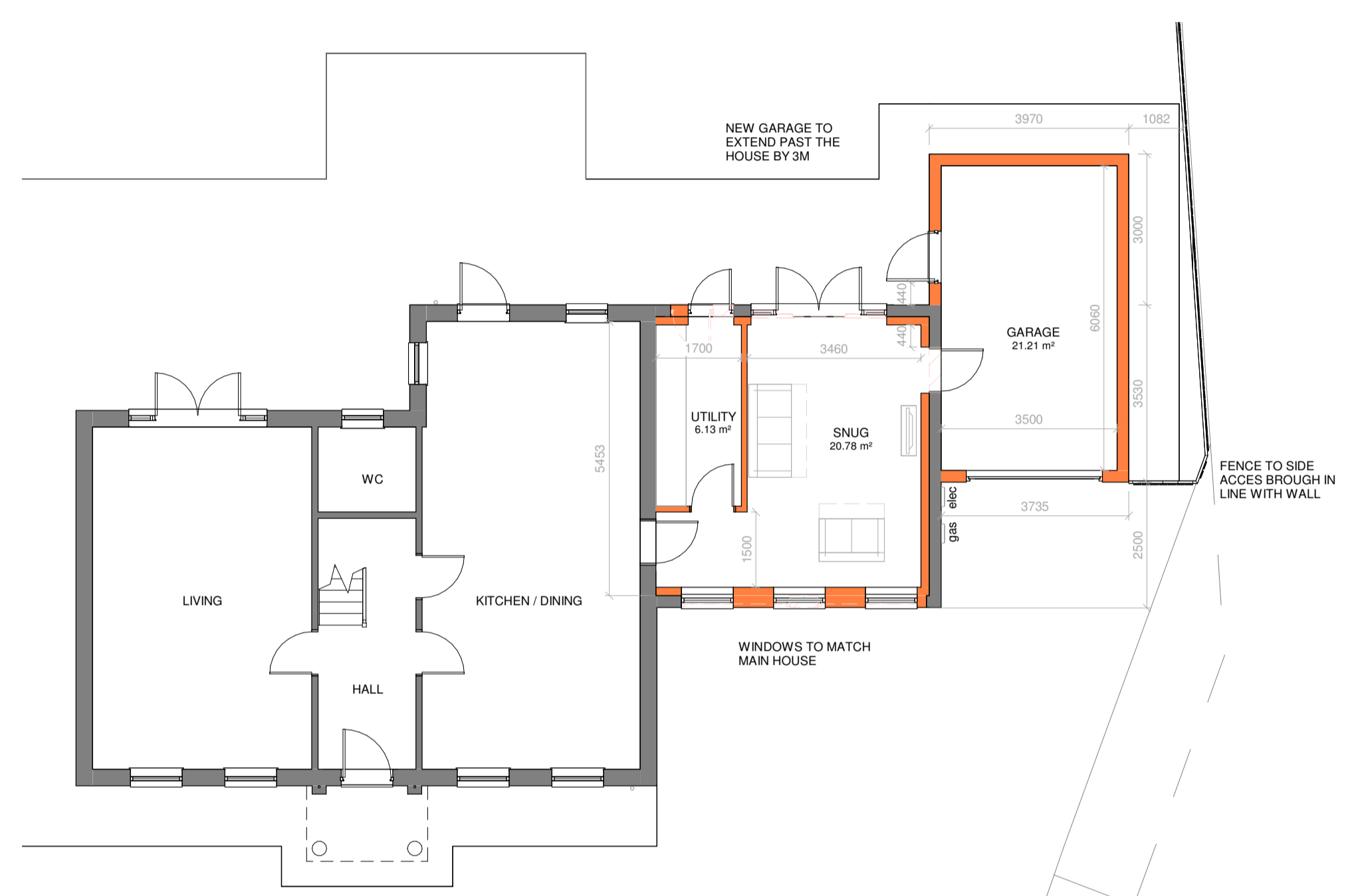


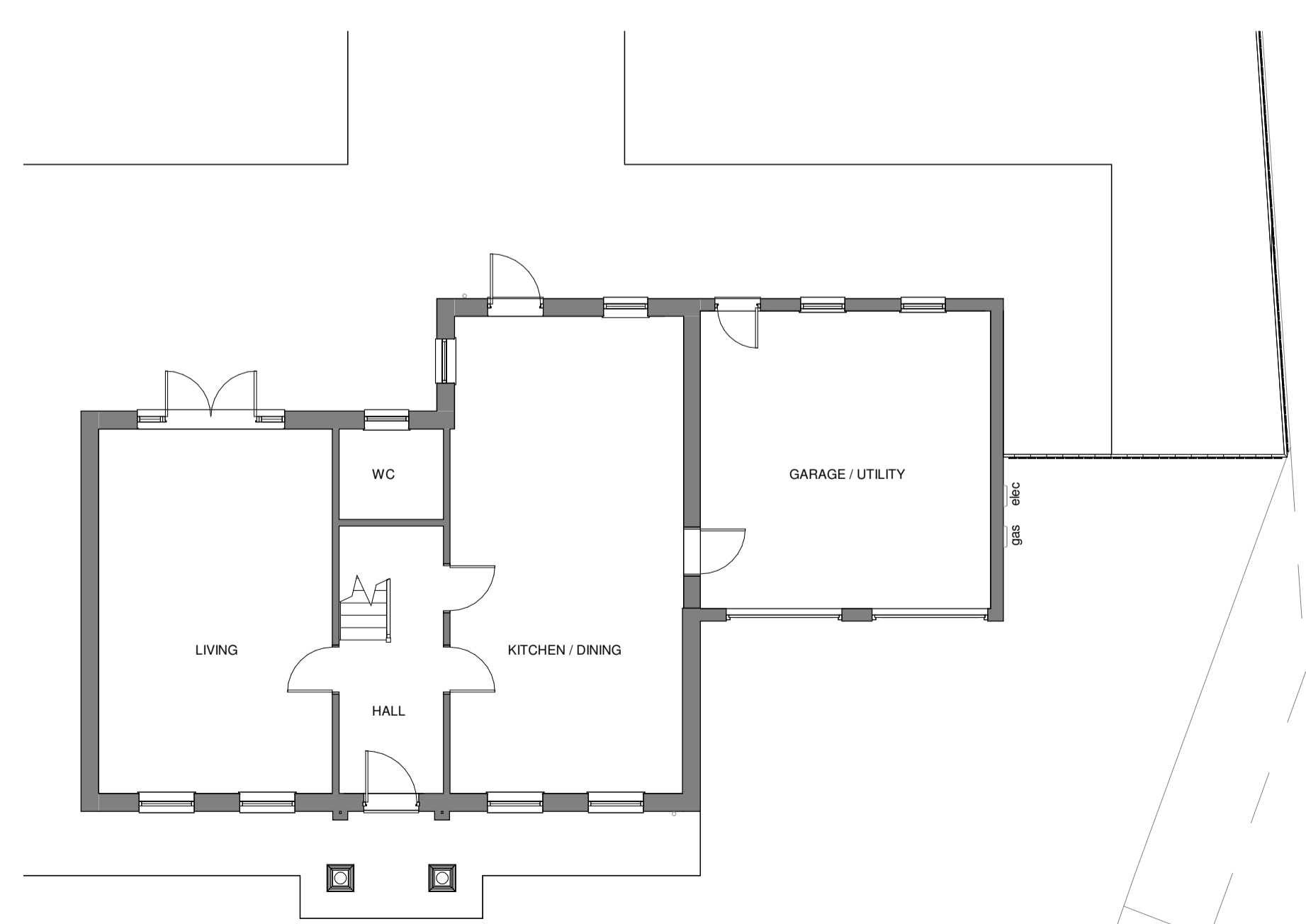


**EXISTING - BLOCK PLAN**  
1 : 500

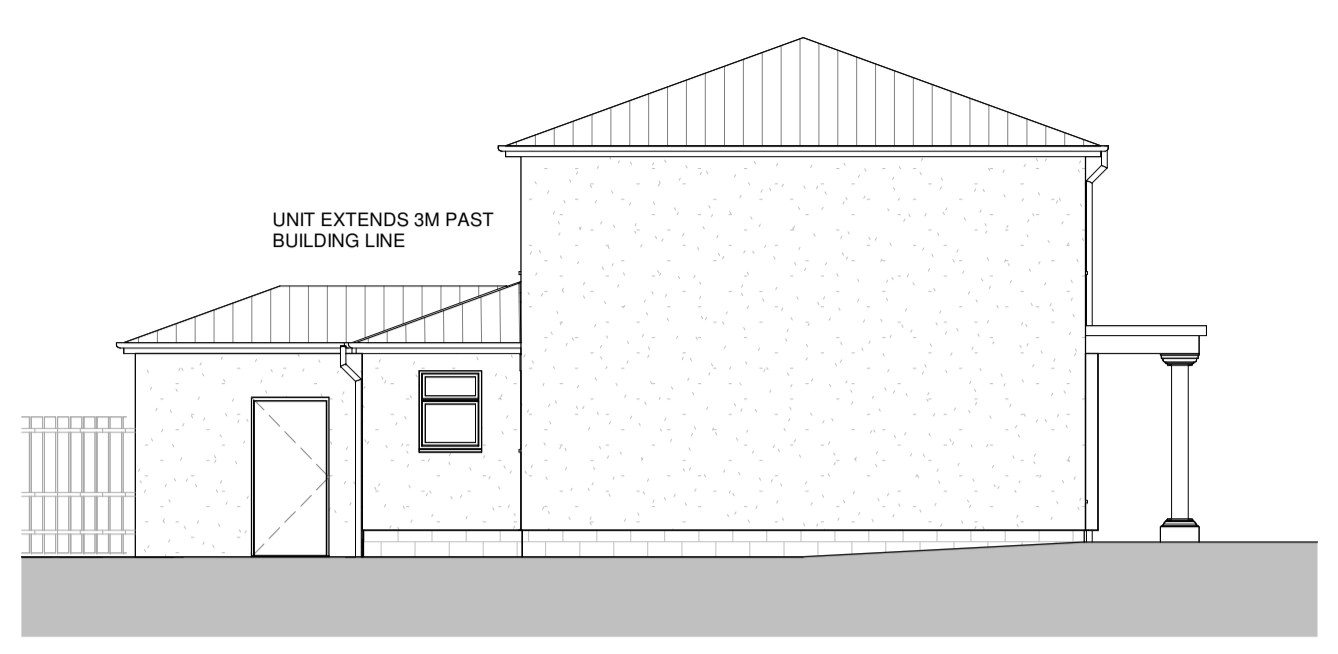
**PROPOSED - BLOCK PLAN**  
1 : 500



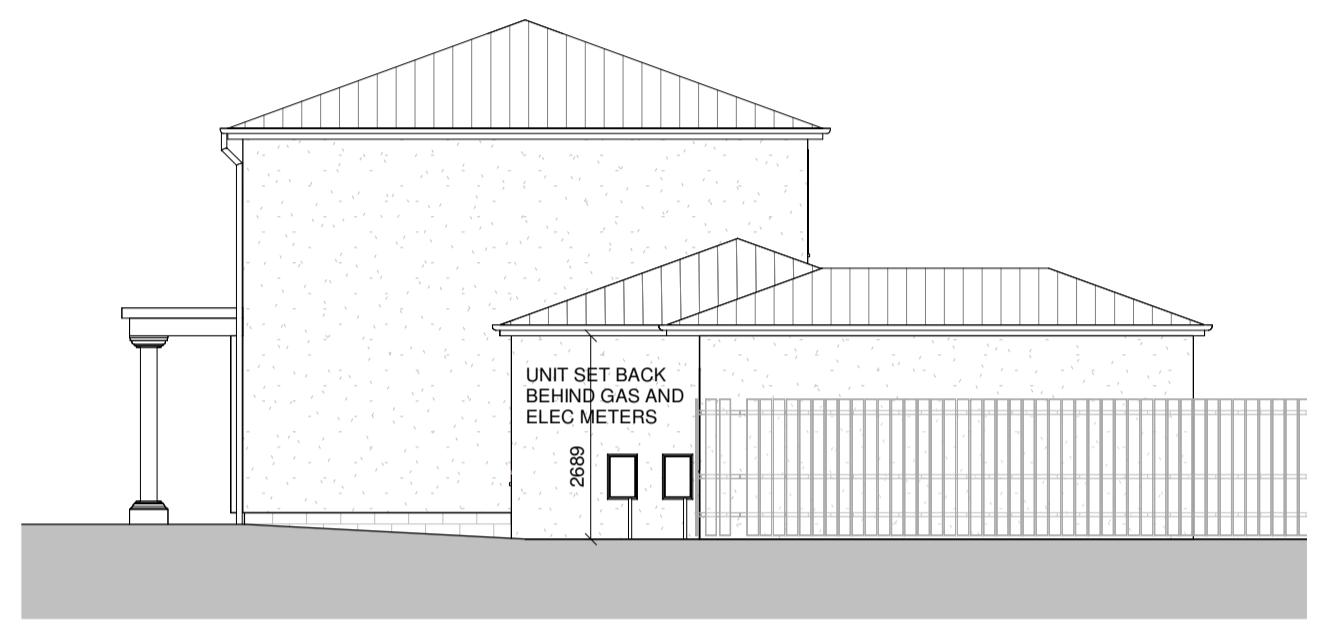
**PROPOSED - FLOOR PLAN**  
1 : 100



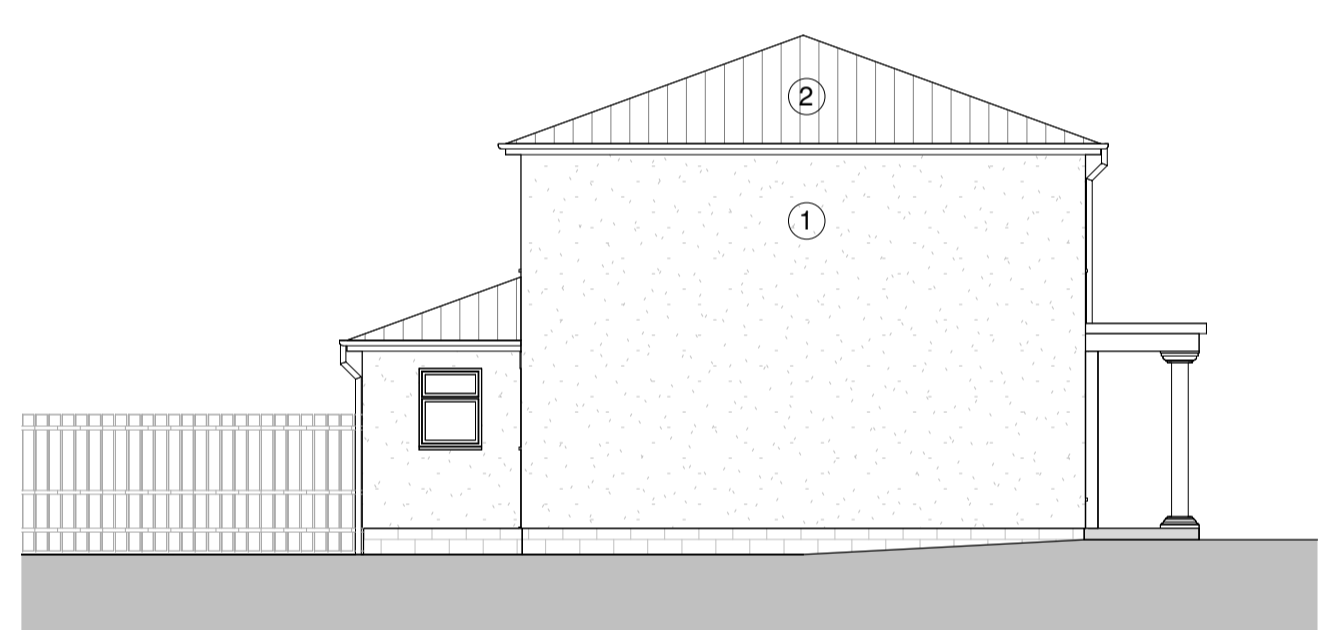
**EXISTING - FLOOR PLAN**  
1 : 100



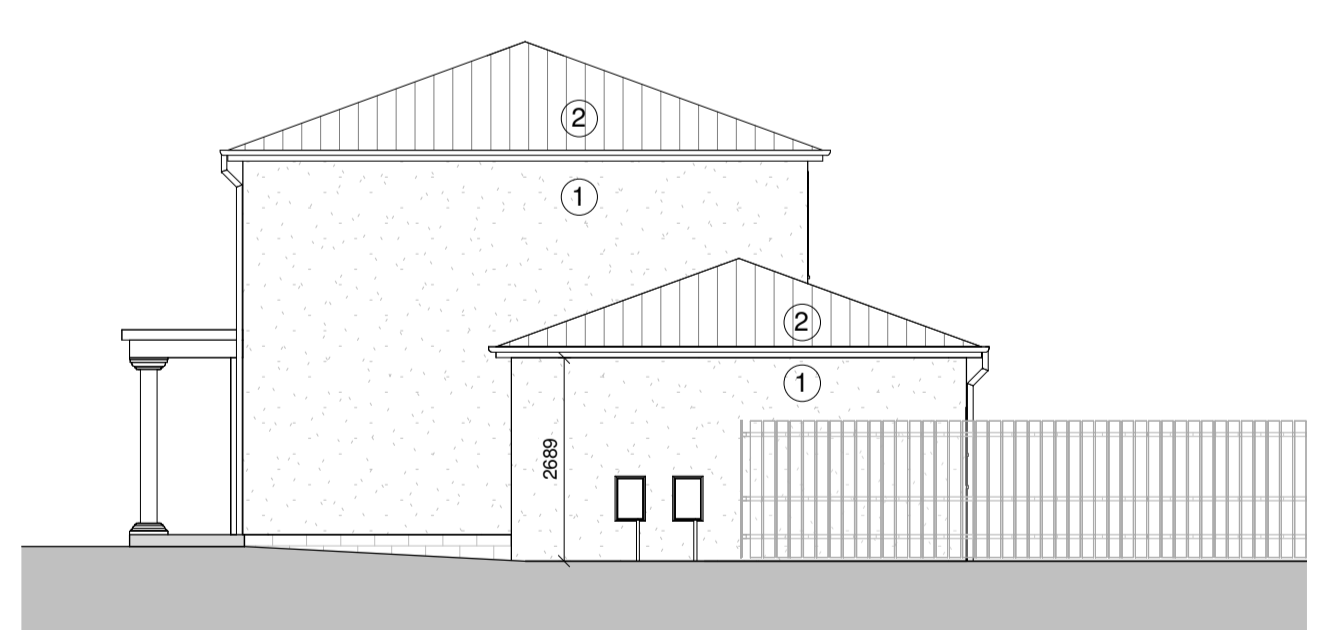
**PROPOSED - WEST ELEVATION**  
1 : 100



**PROPOSED - EAST ELEVATION**  
1 : 100



**EXISTING - WEST ELEVATION**  
1 : 100



**EXISTING - EAST ELEVATION**  
1 : 100



**PROPOSED - SOUTH ELEVATION**  
1 : 100



**PROPOSED - NORTH ELEVATION**  
1 : 100



**EXISTING - SOUTH ELEVATION**  
1 : 100



**EXISTING - NORTH ELEVATION**  
1 : 100

**MATERIALS :**

- ① **EXTERNAL WALL**  
*Cream painted smooth render with yellow stone plinth*
- ② **ROOF**  
*Plain concrete tiles*
- ③ **FRONT DOOR**  
*GRP door*
- ④ **REAR DOORS**  
*White uPVC*
- ⑤ **WINDOWS**  
*White uPVC sash windows*
- RAINWATER GOODS**  
*White uPVC*
- BOUNDARY TREATMENT**  
*Low stone boundary wall  
Timber feather edge fencing*
- OTHER**  
*Stone piers with entrance canopy  
Red multi block paving to drive  
Resin bound gravel paths and patio*

**DESIGN PROPOSAL**

4 bedroom detached house. All houses of similar style but with differing designs to the garages and porches. The proposal is to do 2 permitted development projects in one.

**Garage conversion:**  
Proposal seeks to convert the existing garage into an improved utility room and a new snug to provide seating close by to the kitchen. The floor will be raised to insulate. The existing doors and windows will be removed and new placed at the same head height as the main house. The current roof externally will not change and internally will be insulated to meet building regs.

It is believed that this falls under permitted development.

**New garage:**  
A new garage to be built to the side of the current garage.

It is believed that this falls under permitted development for the points below:

The footprint is set back from the garage due to the meters. In South Glos Householder Design Guide, setting an extension back is also recommended.

The footprint of the existing house and garage is 17m which would allow for a 8.5m wide extension meeting the 50% allowance. The garage has always been part of the footprint and therefore should be considered as part of the total footprint. The width of the garage is 3.75m and therefore is within permitted development requirements.

A side extension is allowed to extend up to 4m beyond the footprint of the existing dwelling. The proposal seeks to build 3m past the existing garage and therefore is within permitted development requirements.

The extension sits within 2m of the boundary. This means the eaves could be no more than 3m with the total height no more than 4m. The eaves will match the current garage at 2.7m and the ridge height is 3.6m, therefore is within permitted development requirements.

The design of extension is to use the same render and roof tiles and the main house, therefore is within permitted development requirements.

As the materials, heights and sizes meeting the requirement, it is believed this is possible under permitted development.

P3	Road information added	EB	19.03.2024
P2	Minor amendments and submission	EB	01.03.2024
P1	First Issue	EB	29.02.2024
Rev	Description	By	Date

**gcp Chartered Architects**  
ARCHITECTURE | CONSULTING  
Suite 10, Corum 2  
Corum Office Park  
Crown Way  
Wormley  
Bristol BS30 8FJ  
0117 967 6286  
mail@gcparch.co.uk  
www.gcparch.co.uk



**Project Title:**  
2 Haythorn Court

**Drawing Title:**  
Combined Plans

**Drawn By:** EB **Date:** FEB 2024

**Checked By:** - **Scale:** As indicated@A1

**Drawing No:** 24003 / 02 **Rev:** P3

**Status:** **PLANNING**

