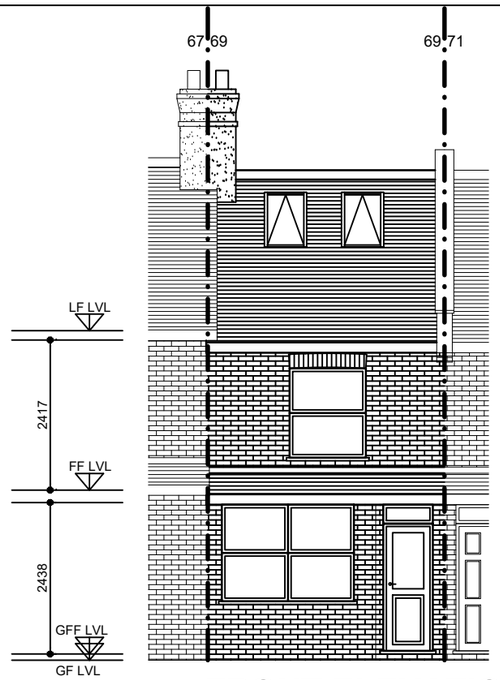
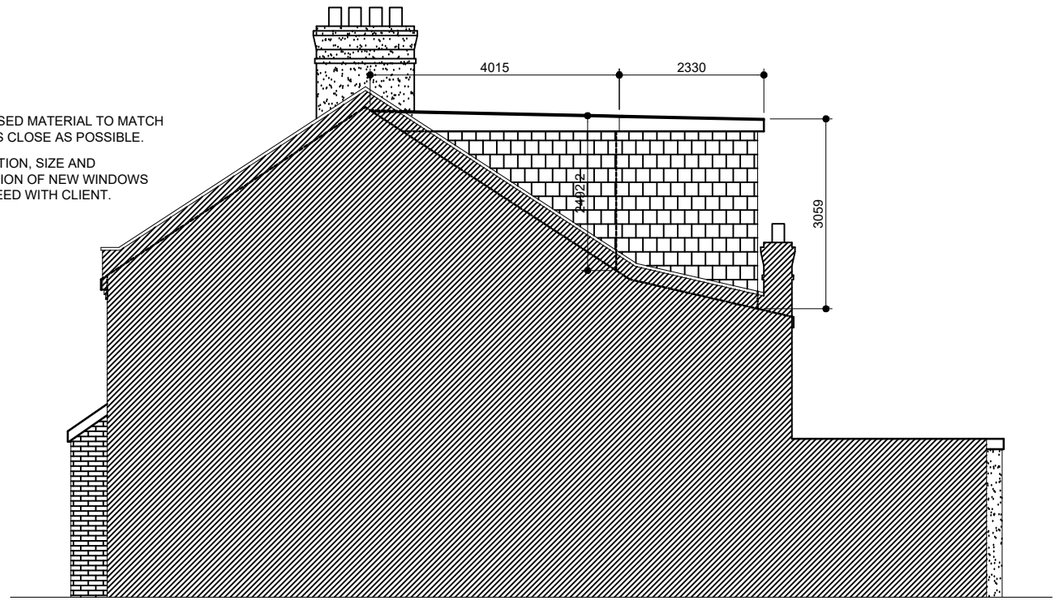


FRONT ELEVATION PROPOSED

ALL PROPOSED MATERIAL TO MATCH EXISTING AS CLOSE AS POSSIBLE.

EXACT POSTION, SIZE AND FENESTRATION OF NEW WINDOWS TO BE AGREED WITH CLIENT.



SIDE ELEVATION PROPOSED (AS VIEWED FROM NO:71)

New Loft Volume		
To create Main rear dormer	(3.810x4.015x2.492)/2	= 19.060 cu.m
To create rear dormer (area marked A x height(*))	(6.380x3.175)	= 20.256 cu.m
	TOTAL VOLUME	= 39.316 cu.m

(*) - HIGHER HEIGHT CONSIDERED RATHER THEN AVERAGE HEIGHT FOR EASE OF CALCULATIONS. HOWEVER, WITH AVERAGE HEIGHT (2.85 MTS), THE REAR DORMER OVER OUTRIGGER WILL BE 18.183 CU MTS

The dormer is to be built under permitted development class B, the total increase in volume of the roof is to be under 50 cumt.

THE TOTAL VOLUME OF THE DORMER IS 49.73 CU.M WHICH IS UNDER 50 CU.M.

CONTACTOR IS TO CHECK ALL DIMENSIONS AND ENSURE THAT THE CONSTRUCTION IS WITHIN PERMITTED DEVLOPMENT ALLOWENCE.

Class C Permitted development - Alterations to Roof without Enlargement of the dwelling

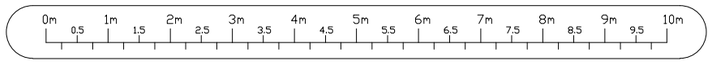
The Contractor to Ensure the following on site:

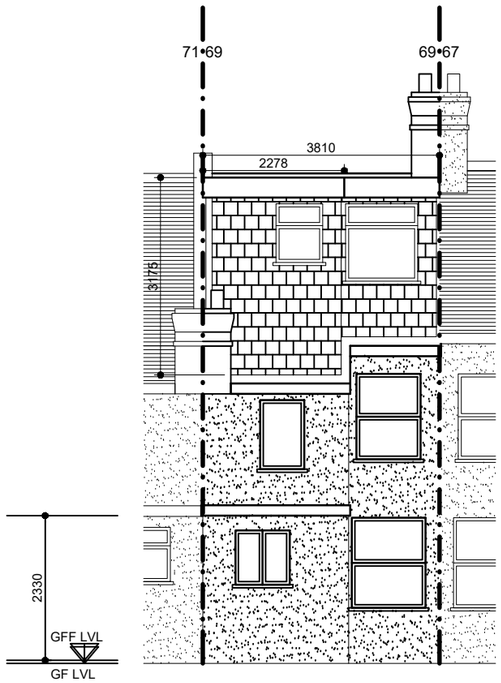
The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; would not result in the highest part of the alteration being higher than the highest part of the original roof; any window located on a roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed and 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.

The PV panels are not permitted under this Class but may be permitted under Part 40

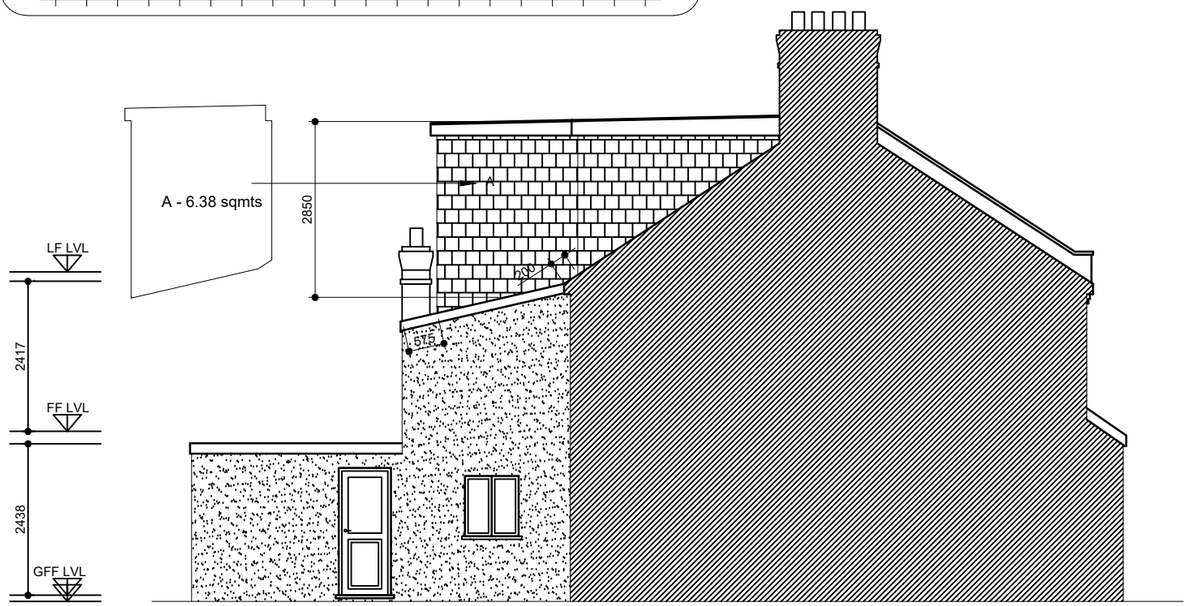
Class B Permitted development - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The Contractor to Ensure the following on site:
Any part not to higher than the highest part of the existing roof; any part not to extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; the cubic content of the resulting roof space not to ecxeed the cubic content of the original roof space by more than 40 cubic metres in the case of a terrace house and 50 cubic metres in any other case; 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; other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed and 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.





REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED (AS VIEWED FROM NO: 67)

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CLIENT :

MR. SHAAN PATEL
69 CARDIFF ROAD
WATFORD
WD18 0DS

PROJECT/TITLE

LOFT CONVERSION WITH REAR DORMER, 2 NO. FRONT ROOF LIGHTS AND OTHER ASSOCIATED INTERNAL ALTERATIONS

REV	DATES	COMMENTS

SCALE: 1:100@A3

DRG NO : 69CARDIFFROAD- 004