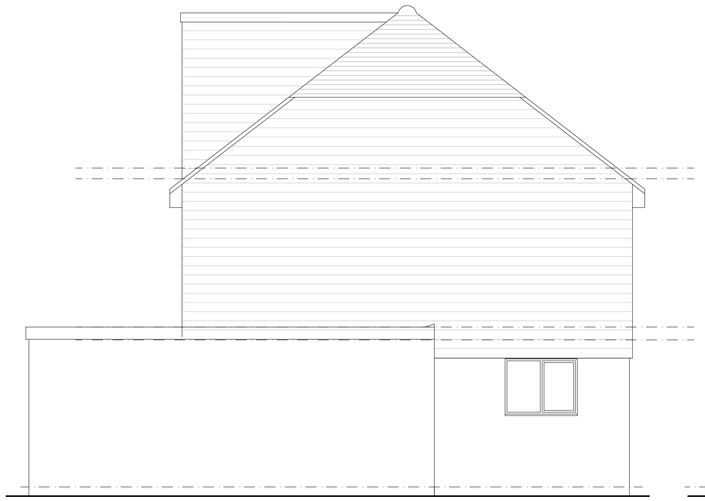
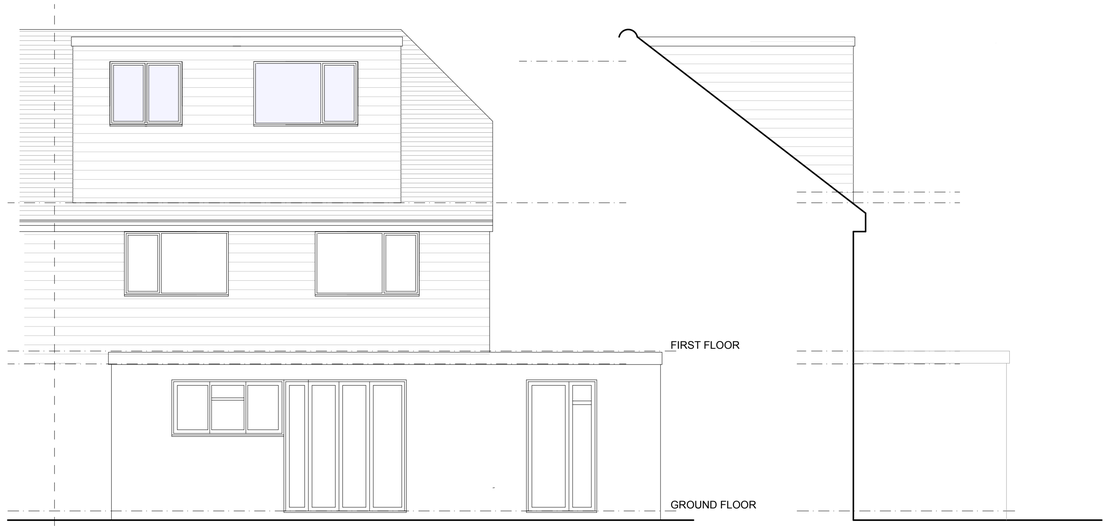


SIDE (EAST FACING) ELEVATION



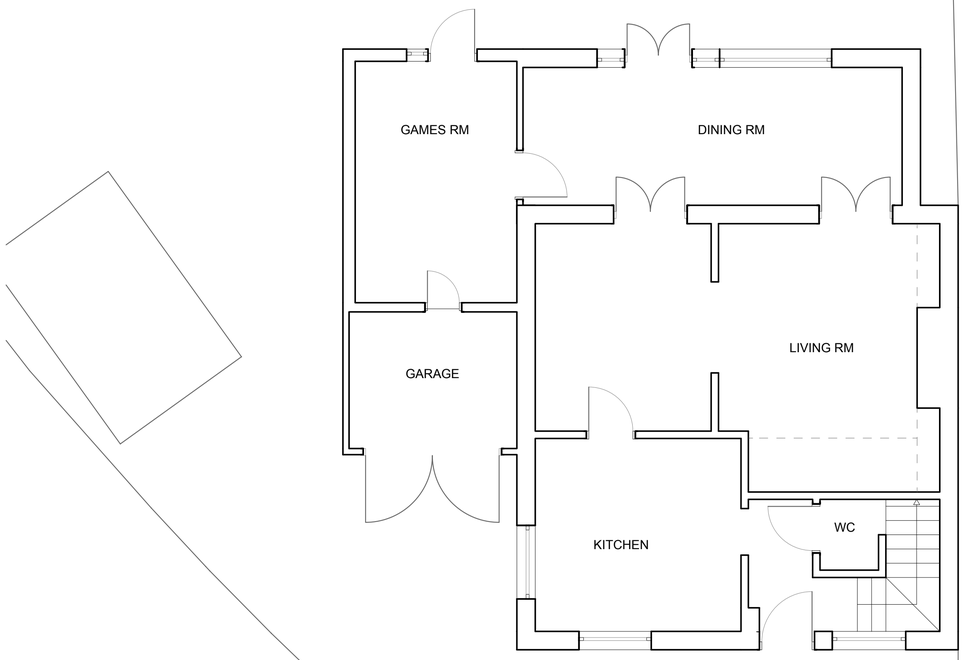
FRONT (NORTH FACING) ELEVATION



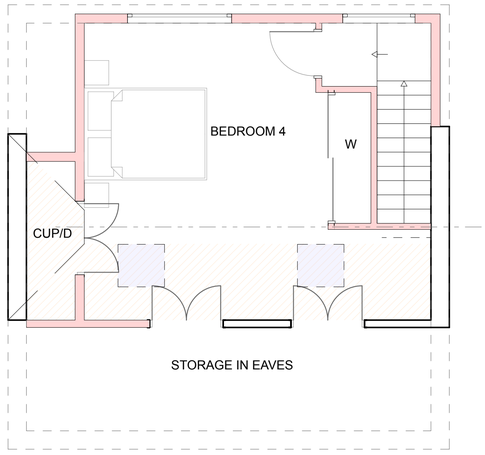
REAR (SOUTH FACING) ELEVATION

SIDE (WEST FACING) ELEVATION

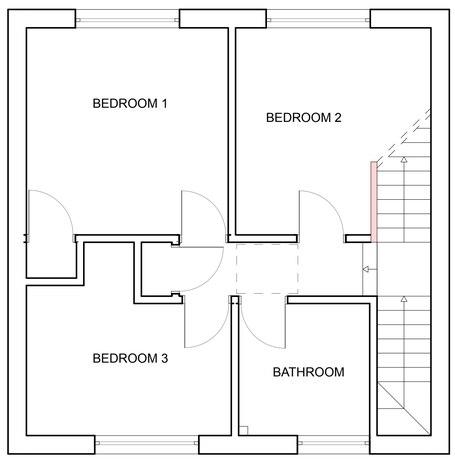
PROPOSED ELEVATIONS 1:50



GROUND FLOOR PLAN.



SECOND FLOOR PLAN



FIRST FLOOR PLAN.

PROPOSED FLOOR PLANS 1:50.

CERTIFICATE OF LAWFULNESS STATEMENT OF SUPPORT

Confirmation that the proposed works comply with the Town and Country Planning (General Permitted Development) Order 1995 by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.1 This States:

Works carried out under Class B
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:
(a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof
(b) 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
(c) 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.
(d) it would consist of or include: (i) the construction or provision of a veranda, balcony or raised platform or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
(e) the dwellinghouse is on article 1(5) 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) 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 (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
This provides permitted development rights for any other alteration to the roof of a house. Under Class C the following limits and conditions apply:
C.1 Development is not permitted by Class C if: (a) the alteration would 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
alteration being higher than the highest part of the original roof or (c) 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.

VOLUME CALCULATION ON ROOF ALTERATIONS Dormer window 4.8m2 x 5.3m length = 25.44

MATERIALS.

WINDOWS UPVC TO MATCH EXISTING.
DORMER WALLS TO BE TILES (COLOUR AND TONE TO MATCH EXISTING ROOF).
DORMER ROOF TO BE FELT.
FASCIA AND GUTTERS TO MATCH EXISTING DWELLING.

Grant no 11271 - Rowland

1 2 3 4 5 6 7 8 9 10
1:100 @ A1

1 2 3 4 5 6 7 8 9 10
1:50 @ A1

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.

GARRICK ARCHITECTS
www.garrickarchitects.co.uk

Scheme
PROPOSED ROOF ALTERATIONS TO 29 BLACKSMITHS CRESCENT, SOMPTING. BN15 0BY

Title
PROPOSED PLANS AND ELEVATIONS

Client
CHARLOTTE SMITH

Scale 1:50 @ A1
Date JANUARY 2022
Drawing Number 2202-P-02A

CERTIFICATE OF LAWFUL DEVELOPMENT ONLY