

N

OS LOCATION PLAN

0m 10 20 30 40 50 100

1:1250 Scale Bar

1) ON DESIGNATED LAND* - NO CLADDING OF THE EXTERIOR. SITE IS NOT ON DESIGNATED LAND

2) ON DESIGNATED LAND* - NO SIDE EXTENSIONS. REAR EXTENSION - NO PERMITTED DEVELOPMENT FOR REAR EXTENSIONS OF MORE THAN ONE STOREY. THE REGIME FOR LARGER SINGLE-STOREY REAR EXTENSIONS (SEE STEP 9) DOES NOT APPLY TO HOUSES ON DESIGNATED LAND. SITE IS NOT ON DESIGNATED LAND

3) NO MORE THAN HALF THE AREA OF LAND AROUND THE "ORIGINAL HOUSE"* WOULD BE COVERED BY ADDITIONS OR OTHER BUILDINGS. SHEDS AND OTHER OUTBUILDINGS MUST BE INCLUDED WHEN CALCULATING THE 50 PER CENT LIMIT. PROPOSAL COVERS LESS THAN HALF THE AREA OF LAND

4) NO EXTENSION FORWARD OF THE PRINCIPAL ELEVATION OR SIDE ELEVATION FRONTING A HIGHWAY. EXTENSION IS PROPOSED AT THE REAR OF THE PROPERTY

5) MATERIALS USED IN EXTERIOR WORK TO BE SIMILAR IN APPEARANCE TO THOSE OF THE EXTERIOR OF THE EXISTING HOUSE. THIS CONDITION DOES NOT APPLY WHEN THE EXTENSION IS A CONSERVATORY. ALL PROPOSED MATERIALS WILL BE SIMILAR TO EXISTING

6) SIDE EXTENSIONS TO BE SINGLE STOREY. THE WIDTH OF SIDE EXTENSION MUST NOT HAVE A WIDTH GREATER THAN HALF THE WIDTH OF THE ORIGINAL HOUSE. PROPOSAL IS A REAR EXTENSION

7) SIDE EXTENSIONS TO HAVE A MAXIMUM HEIGHT OF 4M AND WIDTH NO MORE THAN HALF THAT OF THE ORIGINAL HOUSE. PROPOSAL IS A REAR EXTENSION

8) IF THE EXTENSION IS WITHIN 2M OF A BOUNDARY, MAXIMUM EAVES HEIGHT SHOULD BE NO HIGHER THAN 3M TO BE PERMITTED DEVELOPMENT. PROPOSED EXTENSION IS A FLAT ROOF, 3m FROM TOP OF PARAPET

9) SINGLE-STOREY REAR EXTENSIONS MUST NOT EXTEND BEYOND THE REAR WALL OF THE ORIGINAL HOUSE* BY MORE THAN 4M IF A DETACHED HOUSE; OR MORE THAN 3M FOR ANY OTHER HOUSE. WHERE NOT ON DESIGNATED LAND* OR A SITE OF SPECIAL SCIENTIFIC INTEREST, THIS LIMIT IS INCREASED TO 8M IF A DETACHED HOUSE; OR 6M FOR ANY OTHER HOUSE. SEE OUR 'EXTENSIONS COMMON PROJECT FOR MORE DETAIL. PROPOSED EXTENSION EXTENDS OUT 3m FROM REAR OF HOUSE

10) MAXIMUM HEIGHT OF A SINGLE-STOREY REAR EXTENSION OF 4M. PROPOSED EXTENSION IS A FLAT ROOF, 3m FROM TOP OF PARAPET

11) MAXIMUM EAVES AND RIDGE HEIGHT OF EXTENSION NO HIGHER THAN EXISTING HOUSE. PROPOSED EXTENSION IS A FLAT ROOF, 3m FROM TOP OF PARAPET

NOTE: CONTRACTOR TO CHECK DIMENSIONS ON SITE

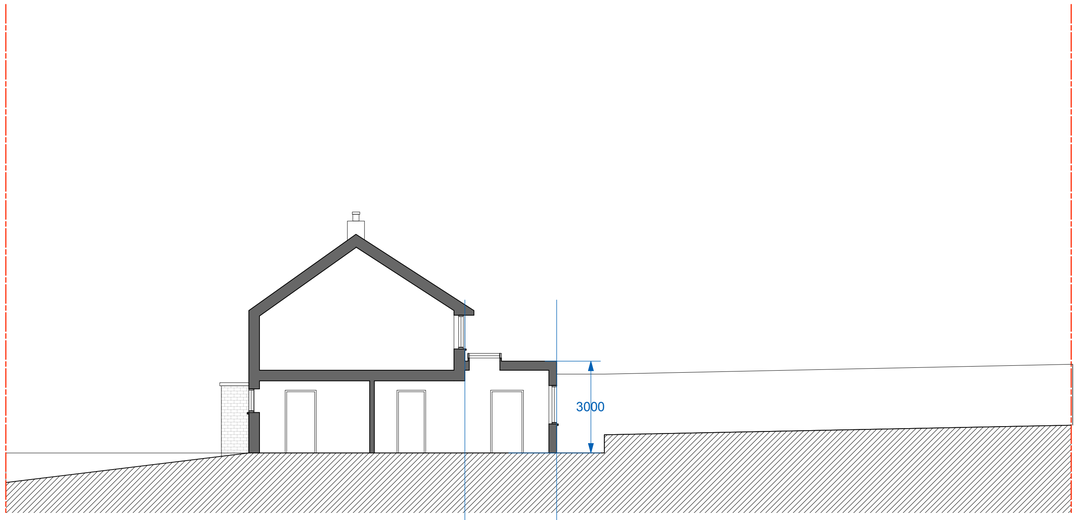


N

PROPOSED BLOCK PLAN

0m 10 20 30 40 50

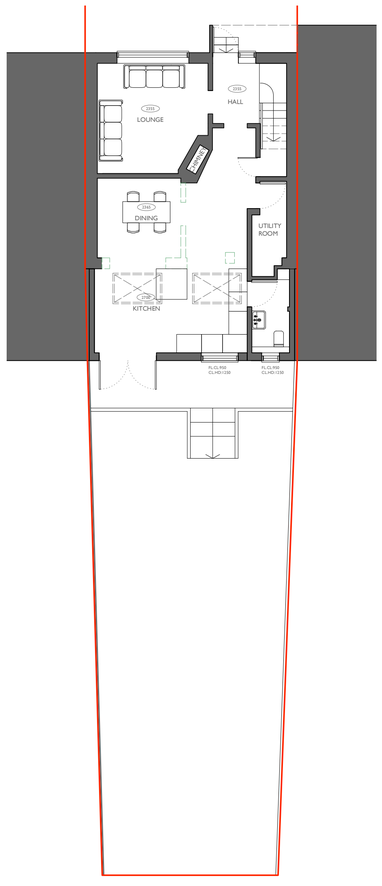
1:500 Scale Bar



PROPOSED SECTION B B'

0m 10 20 30 40 50

1:100 Scale Bar

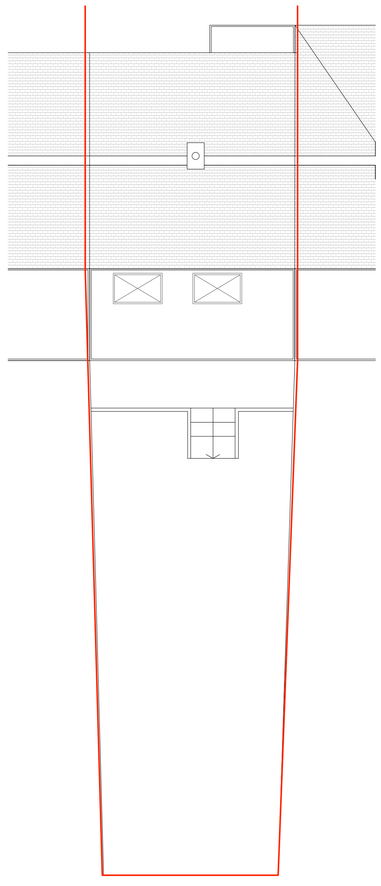


PROPOSED GROUND FLOOR PLAN

N

0m 10 20 30 40 50

1:100 Scale Bar

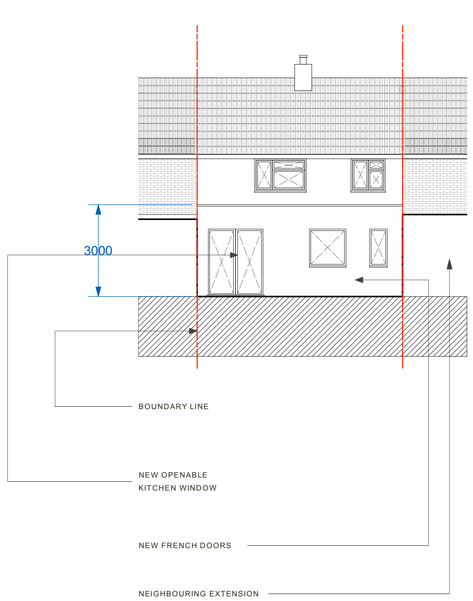


PROPOSED ROOF PLAN

N

0m 10 20 30 40 50

1:100 Scale Bar



PROPOSED REAR ELEVATION

0m 10 20 30 40 50

1:100 Scale Bar

LANDÍVAR

ARCHITECTS

22 OAKAPPLE ROAD	
1729 3.001 - Rev A	
CLIENT	MR D BROOKE
RIBA STAGE	3 – SPATIAL COORDINATION
DRAWING	AS PROPOSED
DATE	SEP 2024
SCALE	1:1250 / 500 / 100 @ A1

REV	DATE	COMMENT	BY
A	2024.09.24	UPDATED TITLE BLOCK	EB

PRINT DRAWING AT A1

N.B. Unless otherwise noted this drawing is not to be used for construction purposes. If indicated as feasibility this drawing is subject to a detailed site investigation, including ground conditions/ contaminates, drainage design and planning / density negotiations. The layout may be based upon an enlargement of an os sheet or other small scale plans and its accuracy needs to be verified by survey. CDM regulations have not been fully considered.

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