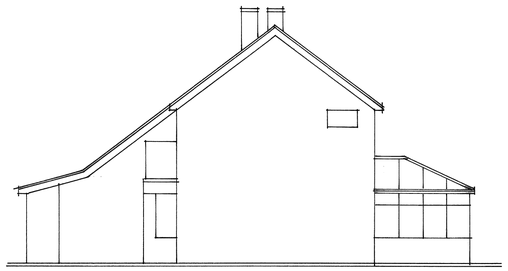
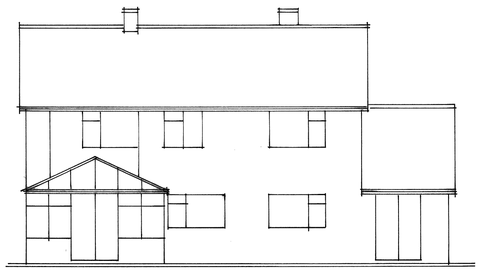
EXISTING



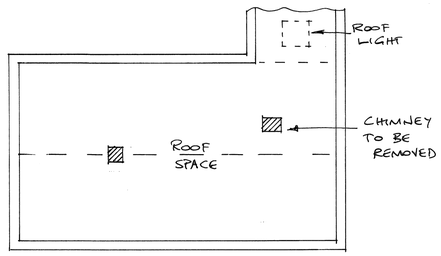
FRONT (N)



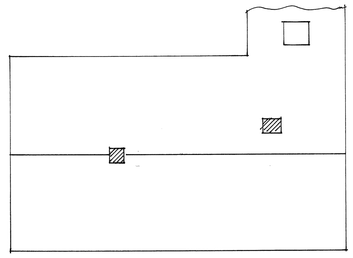
SIDE (E)



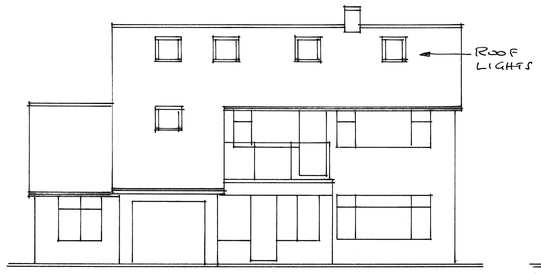
REAR (S)

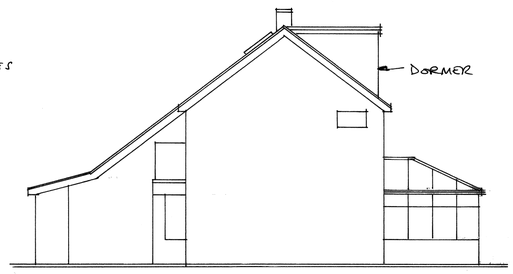


LOFT PLAN

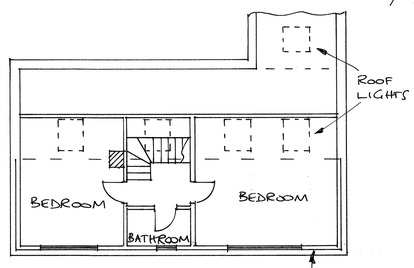


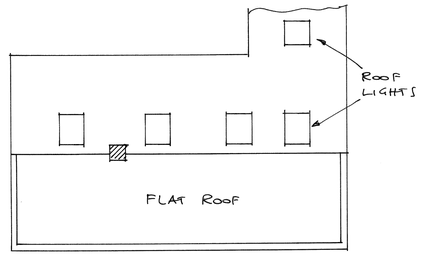
ROOF PLAN









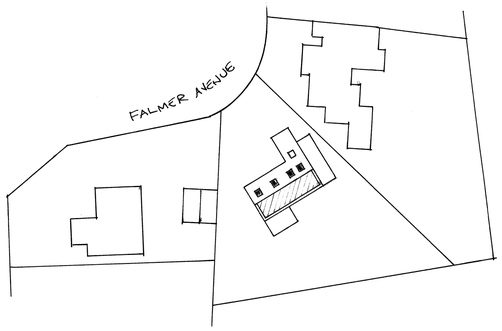


PROPOSED

VOLUME CALCULATION

$\frac{H \times D}{2} \times L = \frac{2.3 \times 3.1}{2} \times 10.6$

$= 37.8$ CUBIC METRES





BLOCK PLAN (1/500)

0 10 20 M
Scale bar (1/500)

0 1 2 3 4 5 6 7 8 9 10M

SCALE BAR (1/100) ON A1 PAPER

PERMITTED DEVELOPMENT STATEMENT

The property is a detached house and a single dwelling. The proposal is to convert the loft space and add a rear dormer, which is "an extension or alteration to its roof" and falls within Class B of the GPDO, meeting all of the requirements to be Permitted Development as follows:-

- The dormer will not exceed the existing ridge height.
- The dormer will not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- The dormer will not exceed the 50 cubic metre volume limit for a detached property (see volume calculations).
- The dormer does not include a veranda or balcony.
- The property is not on Article 2(3) land.
- The property has Permitted Development rights.
- The external materials used will be of similar appearance to the existing, i.e. tile hung dormer walls and white UPVC windows.
- The dormer will be inset from the rear eaves, so far as practicable, by a minimum of 20cm.
- In addition, the Velux windows to the front roof slope will be installed according to Class C of the GPDO, and will not protrude more than 15cm beyond the surface of the roof tiles.

PROPOSED LOFT CONVERSION FOR MS SCRACE		
42 FALMER AVENUE, GORING		
SCALE: 1/100	DATE: 15/11/2024	DRAWING NO. SC/02