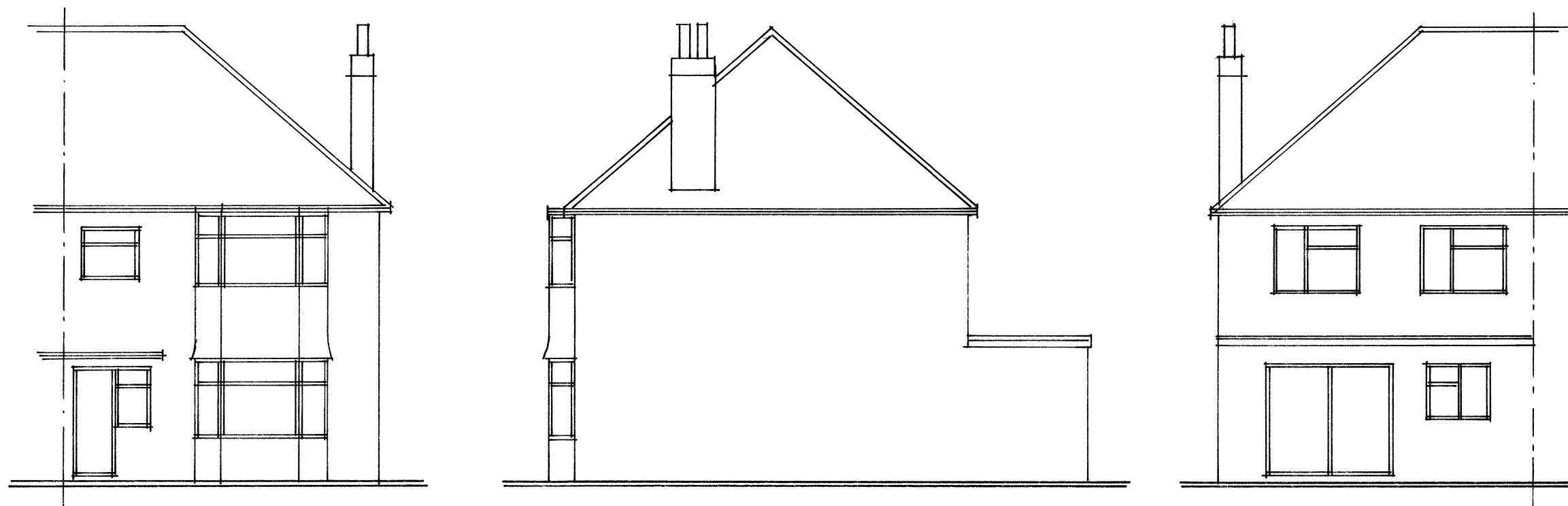


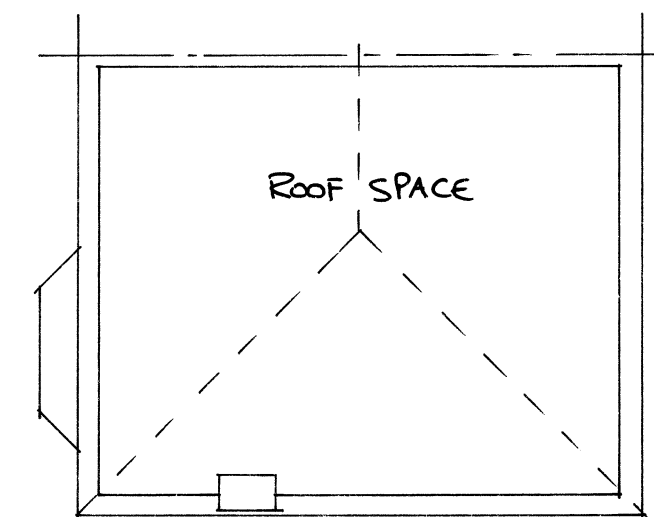
EXISTING



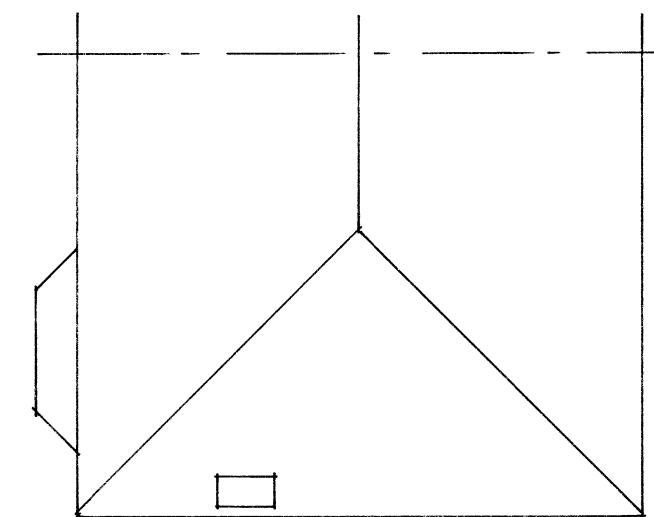
FRONT (S)

SIDE (E)

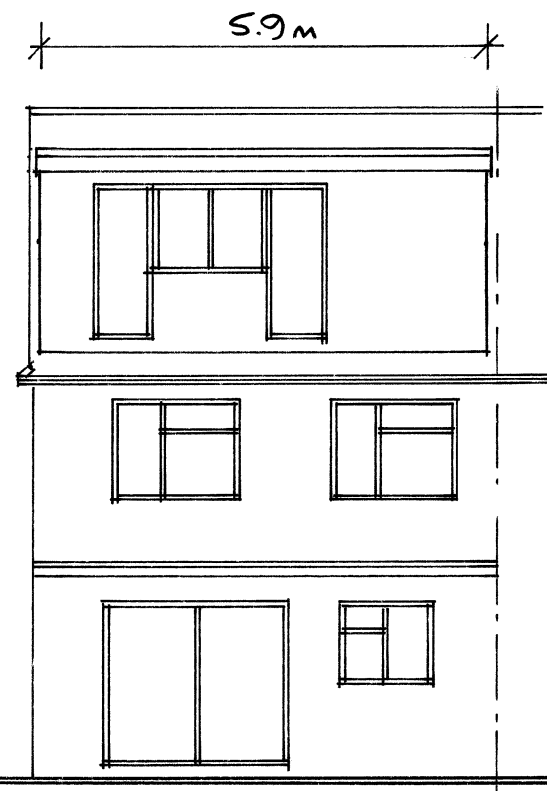
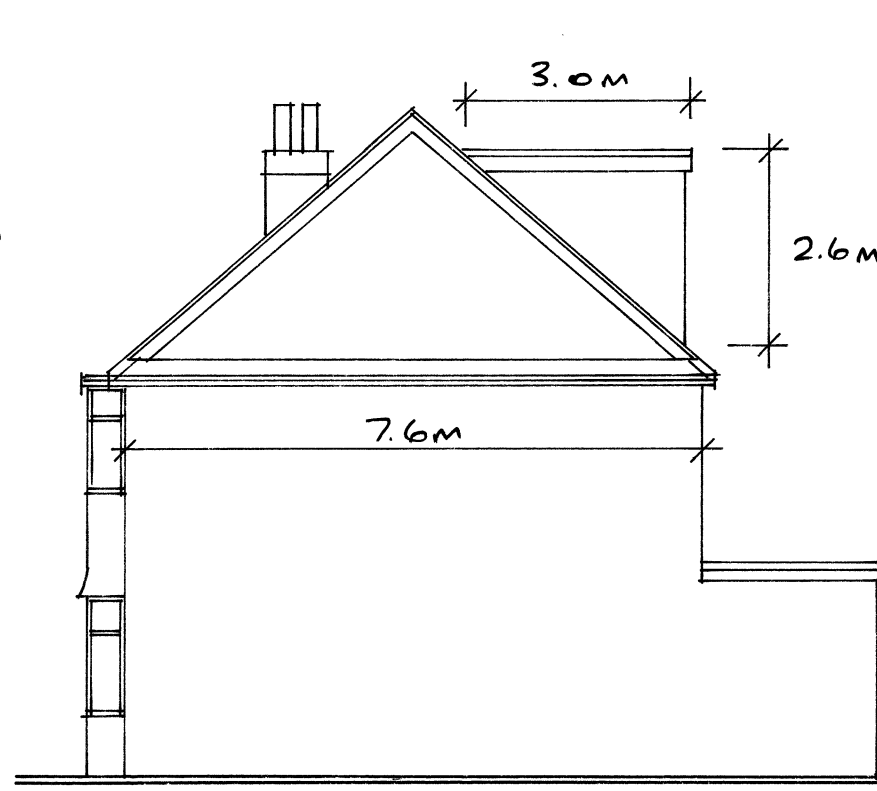
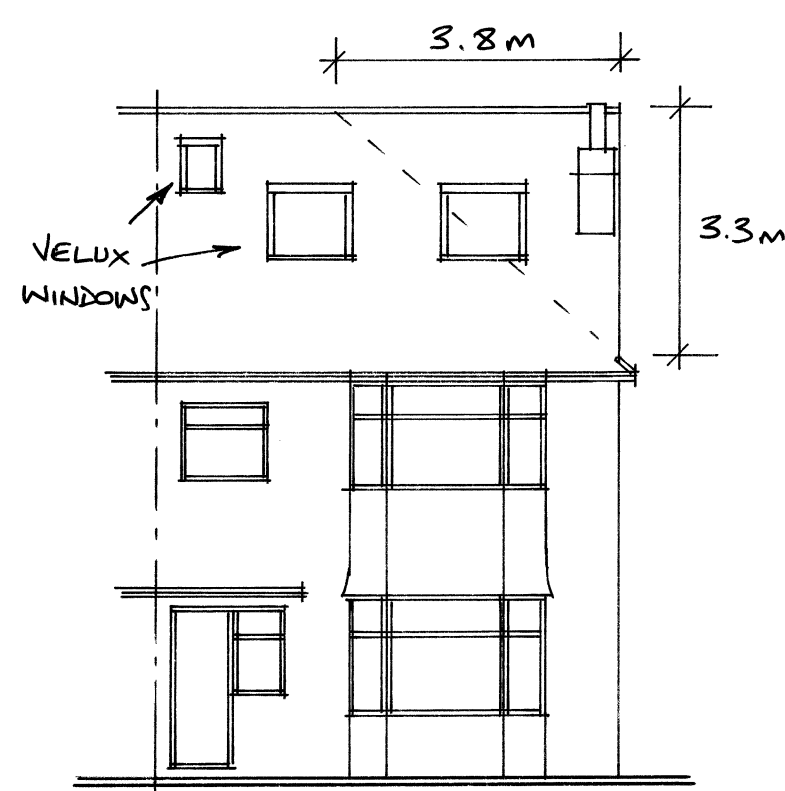
REAR (N)



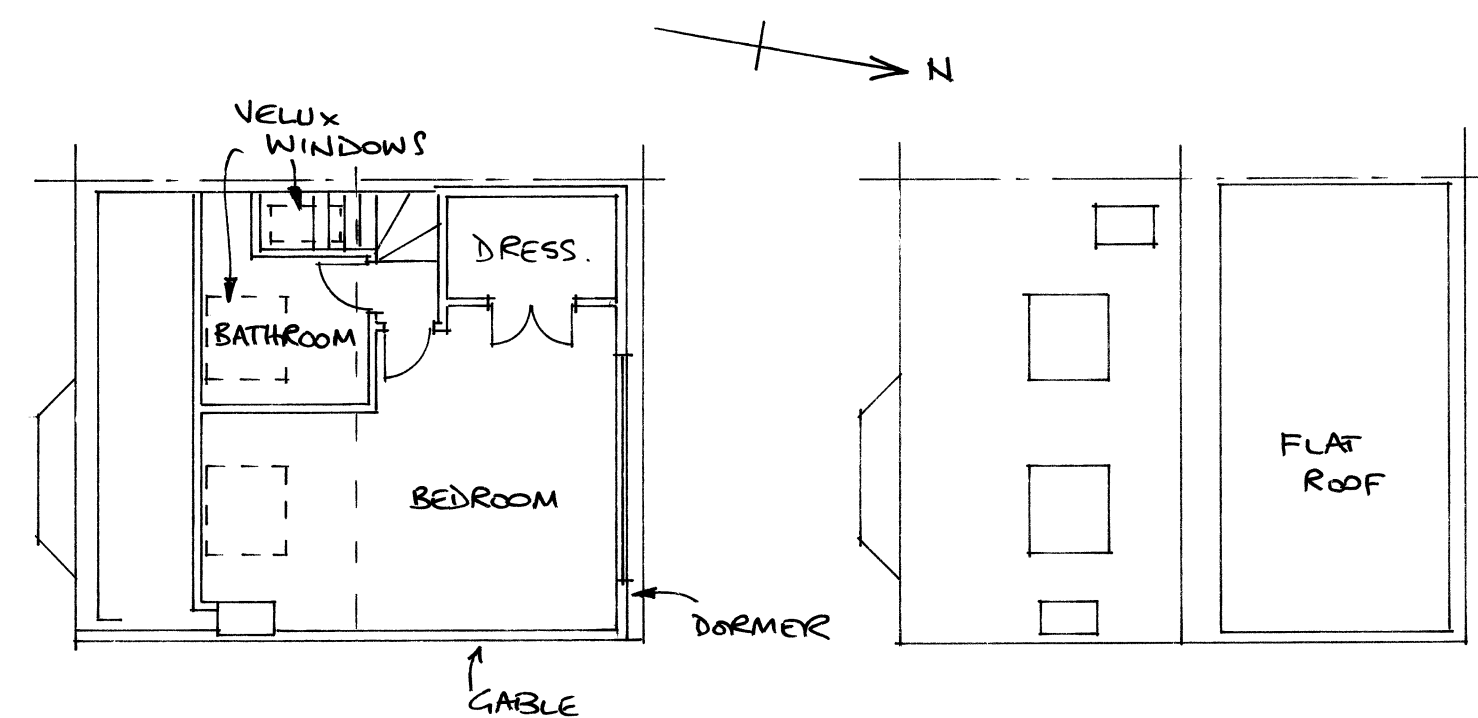
LOFT PLAN



ROOF PLAN



PROPOSED



VOLUME CALCULATION

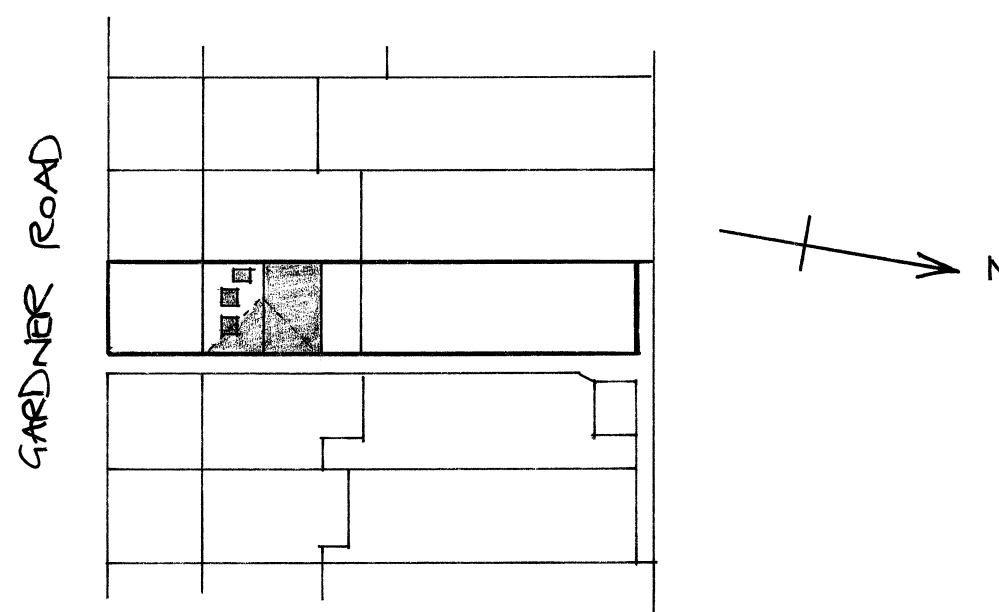
$$\text{GABLE: } \frac{7.6 \times 3.3}{2} \times \frac{3.8}{3} = 15.9$$

$$\text{DORMER: } \frac{3.0 \times 2.6}{2} \times 5.9 = 23.0$$

$$\text{TOTAL VOLUME} = 38.9 \text{ CUBIC METRES}$$

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

SCALE 1/100 ON A2 PAPER



BLOCK PLAN (1/500)

PERMITTED DEVELOPMENT STATEMENT

The property is an end-of-terrace house with a hip roof. The proposal is to construct a loft conversion comprising a gable-end and rear dormer. Being "an addition or alteration to its roof" the proposal falls within Class B of the GPDO, and meets all of the requirements as follows:-

- ❑ The proposal does not exceed the existing ridge height.
- ❑ The proposal does not extend beyond the plane of the roof which forms the principal elevation and fronts a highway.
- ❑ The proposal is within the 40 cubic metre volume limit.
- ❑ The proposal does not include a veranda, balcony or platform.
- ❑ The property is not on Article 2(3) land.
- ❑ The external materials used will be of similar appearance to the existing, i.e. gable-end and dormer walls to be tile-hung, windows in gable and dormer to be white UPVC as existing.
- ❑ The proposed dormer is to 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 are to be installed according to Class C of the GPDO, in that they will not protrude more than 15cm beyond the surface of the roof tiles.

PROPOSED LOFT CONVERSION FOR MRS DUCKER

38 GARDNER ROAD, PORTSLADE

SCALE: 1/100

DATE: 13/03/2026

DRAWING NO. DU/02