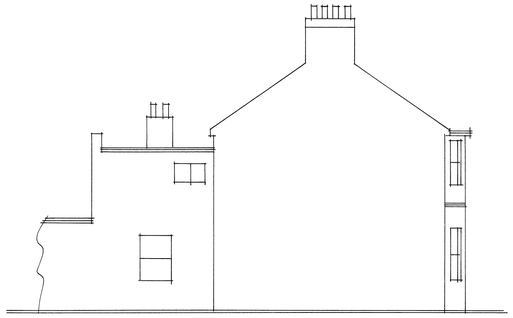
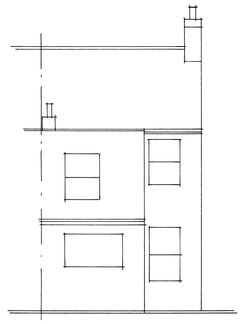
EXISTING



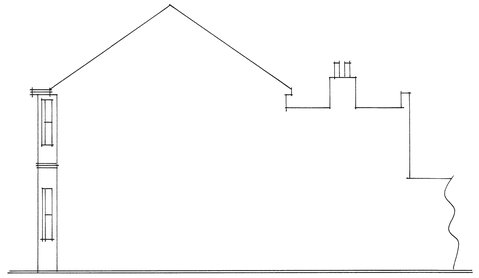
FRONT (W)



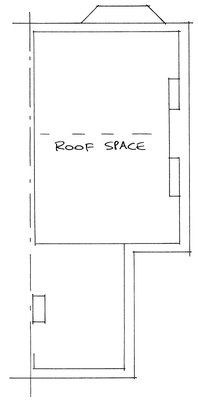
SIDE (N)



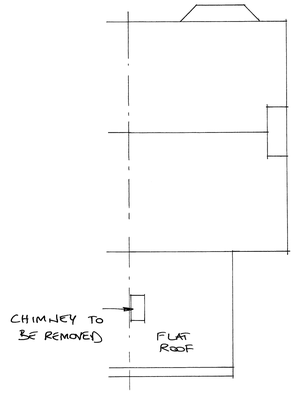
REAR (E)



SIDE (S)

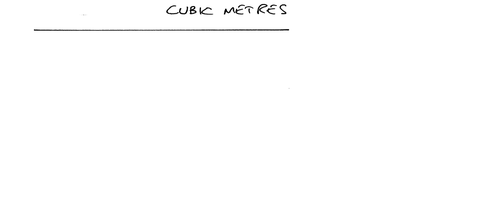


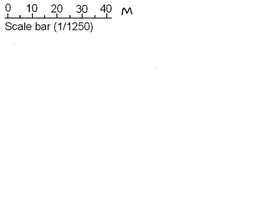
LOFT PLAN

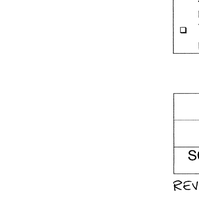


ROOF PLAN

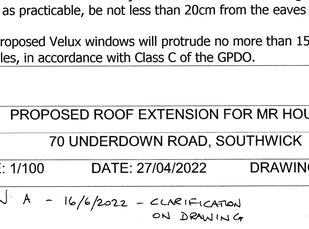
PROPOSED







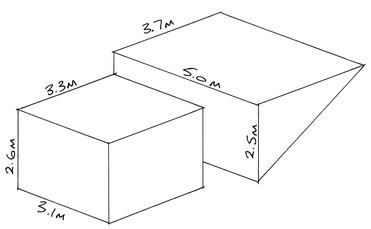
V = VELUX WINDOWS



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

SCALE BAR (1/100) ON A1 PAPER

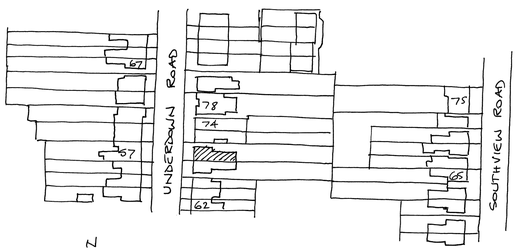
VOLUME CALCULATION



MAIN DORMER $\frac{2.5 \times 3.7}{2} \times 5.0 = 23.1$

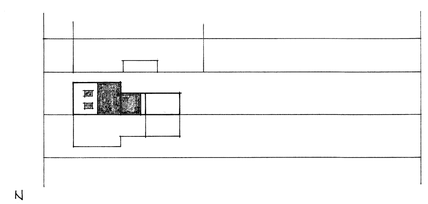
REAR DORMER $3.3 \times 2.6 \times 3.1 = 26.6$

TOTAL VOLUME = 49.7 CUBIC METRES



LOCATION PLAN (1/1250)

0 10 20 30 40 M
Scale bar (1/1250)



BLOCK PLAN (1/500)

0 10 20 M
Scale bar (1/500)

PERMITTED DEVELOPMENT STATEMENT

The property is a semi-detached (single dwelling) house. The proposed roof enlargement comprises a dormer on the rear pitched roof which extends over the existing flat roof on the rear part of the building.

The proposed "L-shaped" dormer is "an extension or alteration to its roof" and as such falls within Class B of the GPDO, meeting all of the requirements as follows:-

- The proposal does not exceed the existing main roof height
- The proposal does not extend beyond the plane of a roof which fronts a highway
- The proposal is within the 50 cubic metre volume limit for a semi-detached property (see volume calculations)
- The proposal does not include a veranda, balcony or raised platform
- The property is not on Article 2(3) land
- The external materials used will be of similar appearance to the existing i.e. dormer walls to be tile-hung
- Where the dormer wall is adjacent to the eaves of the original roof it shall, so far as practicable, be not less than 20cm from the eaves of the original roof
- The proposed Velux windows will protrude no more than 15cm beyond the roof tiles, in accordance with Class C of the GPDO.

PROPOSED ROOF EXTENSION FOR MR HOUSE		
70 UNDERDOWN ROAD, SOUTHWICK		
SCALE: 1/100	DATE: 27/04/2022	DRAWING NO. HO/01

REVISION A - 16/6/2022 - CLARIFICATION ON DRAWING