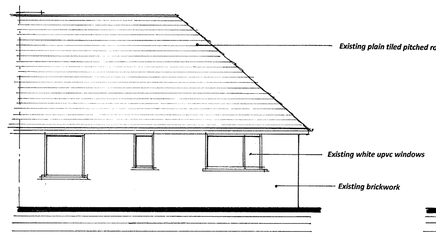
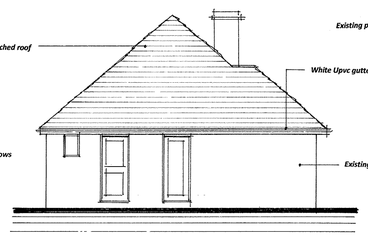
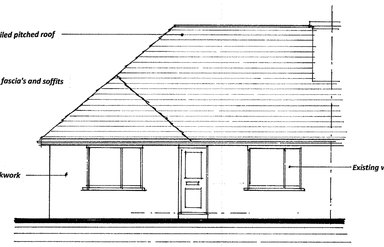
For Full Building Regulation Notes refer to drawing number 1082020/ 03



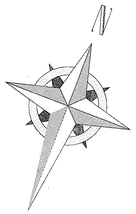
Existing Rear Elevation (north - west)

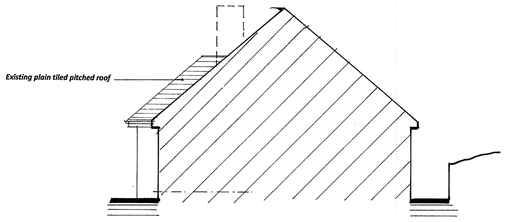


Existing Side Elevation (south - west)



Existing Front Elevation (south - east)





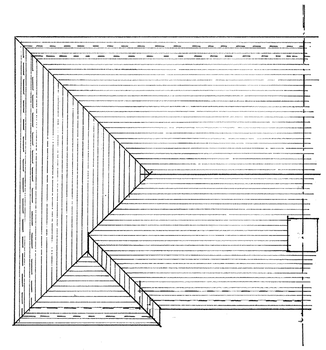
Existing Side Elevation (north - east)

PERMITTED DEVELOPMENT CALCULATION

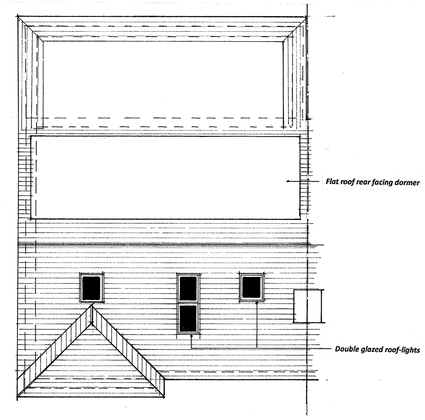
Proposed rear dormer volume calculation 8.500m wide x 2.250m high x 2.700m deep = 51.630 cubic metres halved = 25.810 cubic metres

Proposed hip to gable roof extension = half base measurement x height x 1/3 of ridge length = 4.100m x 3.600m x 1.433m = 21.150 cubic m

Total roof conversion additional volume is 25.810 cubic metres for dormer and 21.150 for hip to gable so a total of 46.969 cubic metres, as this is under the permitted development allowance of 50 cubic metres the alterations to the roof are classed as permitted development.



Existing roof Plan scale 1:100



Proposed Roof Plan scale 1:100

LOFT CONVERSION (ROOF EXTENSION)

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.
1. Loft conversions are NOT permitted development for houses on designated land.

2. To be permitted development any additional roof space created must not exceed these volume allowances:
40 cubic metres for terraced houses.
50 cubic metres for detached and semi-detached houses.
Bear in mind that any previous roof space additions must be included within this volume allowance.
Although you may not have created additional space a previous owner may have done so.

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.

4. Materials to be similar in appearance to the existing house.

5. No part of the extension to be higher than the highest part of the existing roof.

6. Verandas, balconies or raised platforms are NOT permitted development.

7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed. © Planning Portal 2016

8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house. Note: For an explanation of how to apply the 20cm set back condition please see pages 35-36 of 'Permitted development for householders – Technical guidance' (PDF).

9. Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. Contact Natural England for more advice View specific information regarding Bats

SINGLE-STOREY EXTENSION

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land - no cladding of the exterior. *Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.*

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 point 9) does NOT apply to houses 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. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*

4. No extension forward of the principal elevation or side elevation fronting a highway.

5. Materials to be similar in appearance to the existing house.

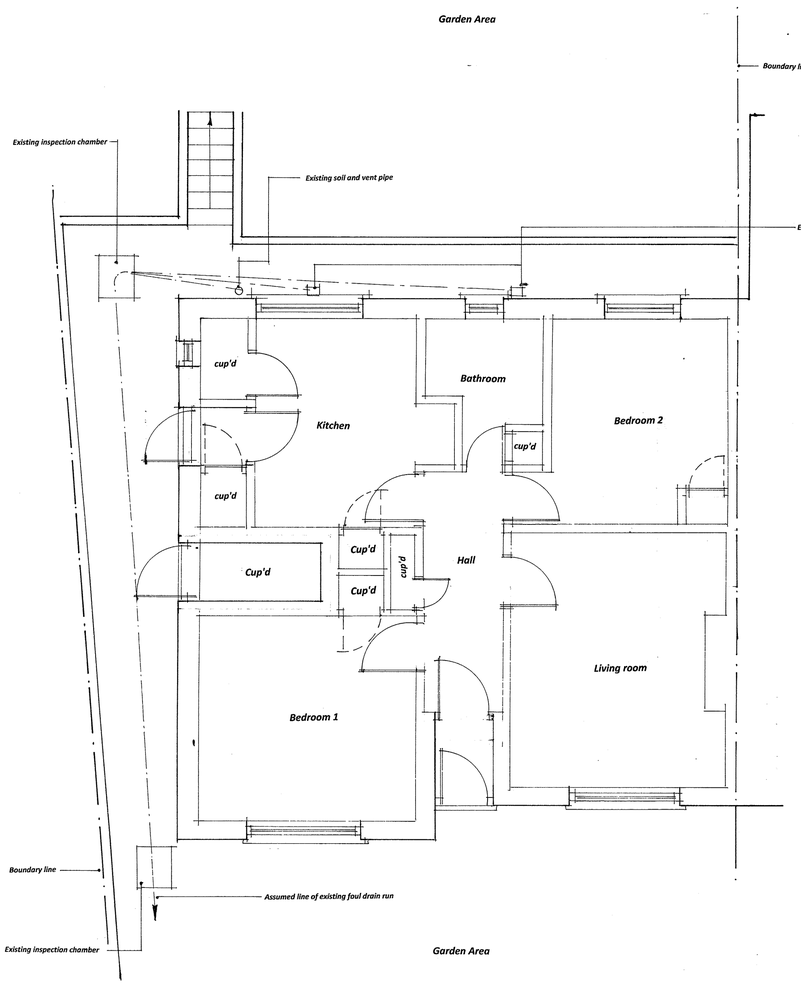
6. Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.

7. Side extensions to have a maximum height of four metres and width no more than half that of the original house. 8. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development. © Planning Portal 2019

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 (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house. Find out more.*

10. Maximum height of a single-storey rear extension of 4m.

11. Maximum eaves and ridge height of extension no higher than existing house.



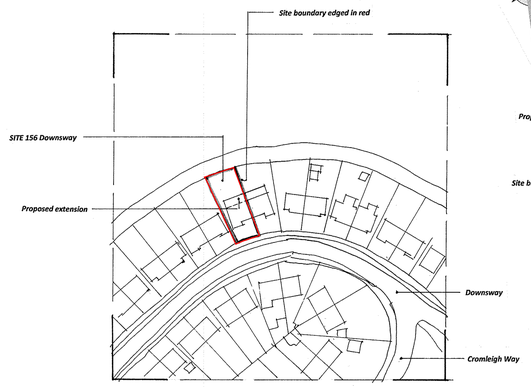
Existing Ground Floor Plan

1-50 0 1 2 3 4 5

1-500 0 5 10 15 20 25 30 35 40 45 50

1 - 100 0 1 2 3 4 5 6 7 8 9 10

1 - 1250 0 10 20 30 40 50 60 70 80 90 100



Location Plan Scale 1 : 1250



Block Plan scale 1 : 500

PLANNING AND BUILDING REGULATION APPLICATION DRAWING

GENERAL NOTES:-

1/. This drawing is the copyright of SDR Designs Architectural Services and cannot be reproduced without written authority.

2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.

3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.

4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.

5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.

6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.

7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.

8/. The client should ensure that their Buildings / Contents insurance company is notified of the relevant building works being undertaken on their property.

9/. The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department

	Date	Revisions
A	April 2020	Planning Validation amendments added

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BN2 6RD
Tel: 0790 9966787
Email: sdr_designs@hotmail.com

Client
Mr .C. Drewitt - Barlow

Job Title
Proposed pitched / flat roof single storey rear extension and a roof conversion
(to form an open plan kitchen / living room area, additional bedrooms with two having en-suites)
156 Downsway
Southwick
Brighton
East Sussex.

Drawing Title
Existing Ground Floor Plan, Elevations Block Plan and Location Plan.

Scale
1:1250, 1:500, 1;50, 1:100 @ A1

Date
March 2020

Drawn
SLW

Drg. No.
1082020 / 01

Rev.
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Paper Size A1