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N

Site Location Plan
@ 1:1250 Scale



N

Block Plan
@ 1:500 Scale

0m 20m 40m 60m 80m 100m 120m
Scale Bar @ 1:1250

0m 10m 20m 30m 40m 50m
Scale Bar @ 1:500

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Requirements and relevant Class of the GPDO:	How proposal meets Class:
Class A of the GPDO: A.1 Development is not permitted by Class A if – a. permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	a. The property was originally constructed as a dwelling, not via Class M,N,P PA or Q.
b. as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	b. The existing site area (excluding the original dwelling house) totals 196m². The area covered by non-original buildings (existing & proposed extension) totals 17m² equaling 8.6% coverage.
c. the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	c. The proposed extension does not exceed the highest part of the roof.
d. the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	d. The height of the eaves does not exceed the highest eaves of the existing house, in line with the GPDO technical guidance.
e. the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	e. The proposed extension does not extend beyond such walls as defined in (i) and (ii).
f. the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	f. The proposed extension is single storey - (i) The proposal extends beyond 3m from the rear wall of the original house - see below.
g. for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	g. The proposed extension is single storey - (i) The proposal extends beyond the rear wall of the original house by 3.6m, within the 6m maximum allowed. (ii) The maximum eaves height of the proposal is 2.5m with a maximum height of 3.2m - below the maximum 4m allowed.
h. the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse	h. N/A - the proposed extension is single storey.
i. the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	i. The proposed eaves height is 2.5m, within the 3m allowance.
j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse	j. N/A - the proposal does not extend beyond the side elevation.
k. it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.	k. (ii) The proposed extension doesn't include a verandah, balcony or raised platform, (ii) The proposed extension doesn't include the installation, alteration or replacement of a microwave antenna, (iii) The proposed extension doesn't include the installation, alteration or replacement of a flue or SVP. (iv) The proposal doesn't include alteration to any part of the roof of the house.
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if - a. it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; b. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; c. The enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or ca. any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be exceeds or would exceed the limits set out in sub-paragraphs (a) and (c)	A.2 - N/A
A.3 Development is permitted by Class A subject to the following conditions- a. the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	A.3 Development is permitted by Class A subject to the following conditions- a. Materials are proposed to be of a similar appearance to those present on the house as existing.
b. any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	b. N/A
c. where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	c. N/A - The proposed extension is single storey .

PLANNING

Notes:
> Issued for Planning Approval. Do not use for the purposes of ordering/purchasing.
> Figured dimensions to take precedence over scaling from drawing.
> Drawing to scales as noted. All dimensions in millimetres unless noted otherwise. Check all dimensions and levels on site.
> These drawings are subject to Planning and Building Regulation Approval or any other statute in law before construction commences.
> For details of all structural, mechanical and electrical works where mentioned, refer to relevant specialist's drawings, specification and documentation.
> If any discrepancies are found in the drawings these are to be brought to the attention of Daintree Design for rectification.
> Boundary lines are indicative only. Exact location of boundaries should be determined on site before work commences.
> Drawing to be printed in colour.

Rev	Date	Description	By	Chk

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Client
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Project
6 Manor Close, Portslade, BN42 4NW.

Title
Proposed:
Location & Block Plans

Scale
As Noted @ A3

Date
October 2020

Drawing Number
D2008-151(~)