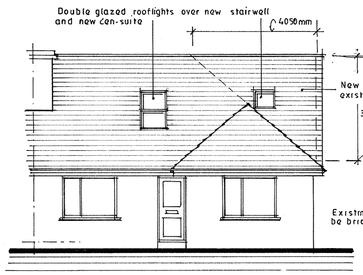
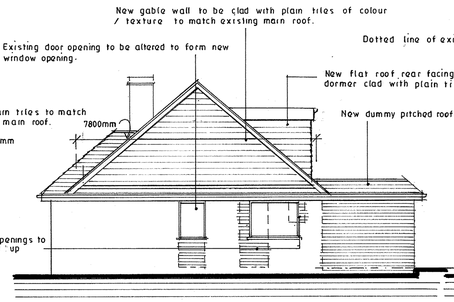
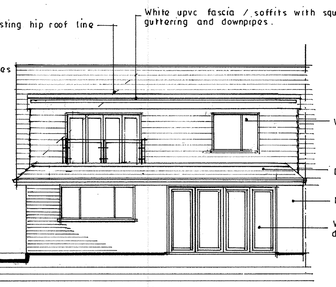
For building regulation notes refer to drawing number 1542017 / 03.



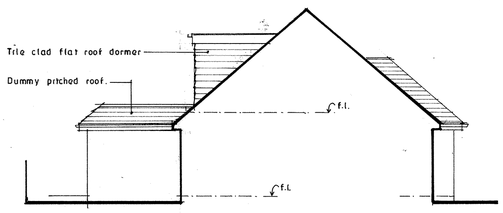
Proposed front elevation (south - east)



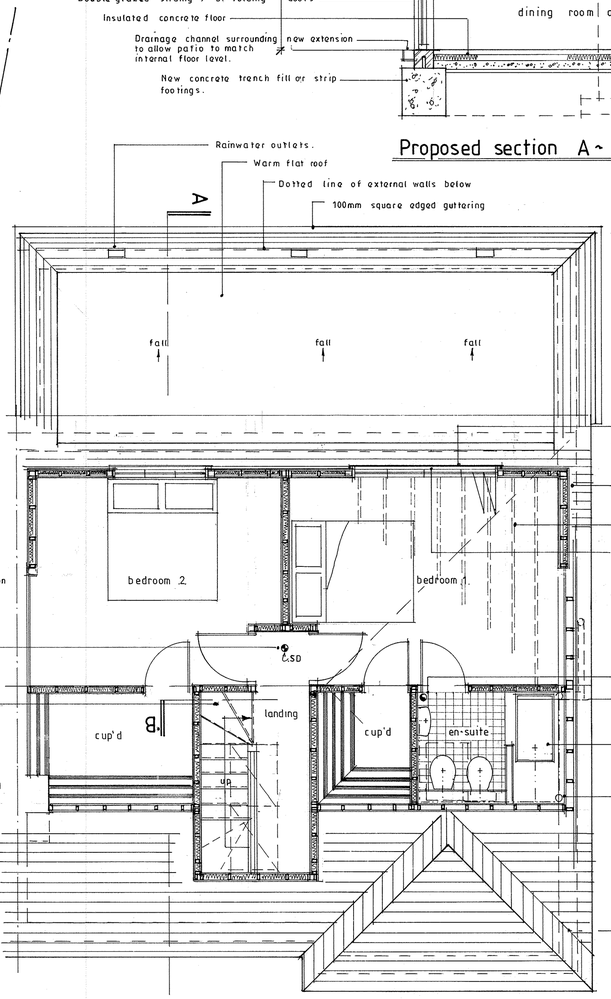
Proposed side elevation (north - east)



Proposed rear elevation (north - west)

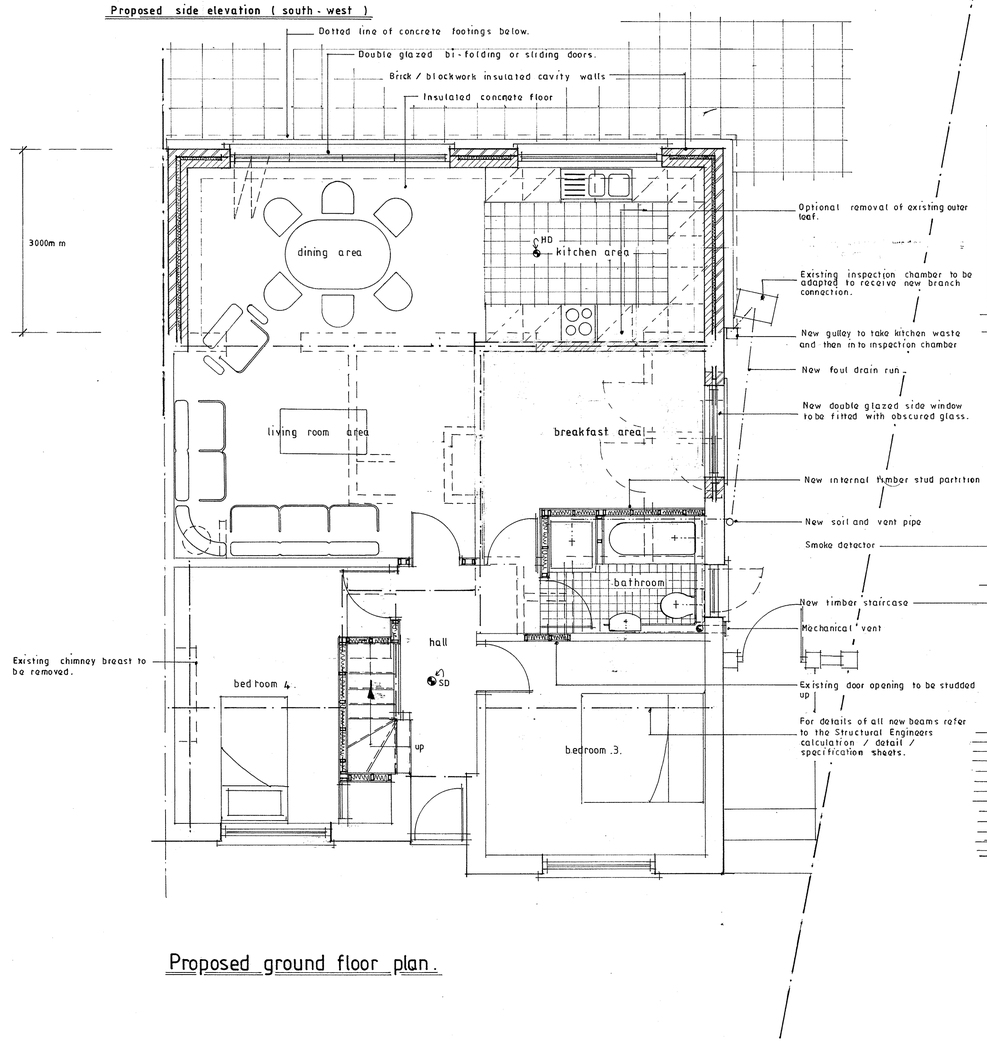


Proposed side elevation (south - west)



Proposed first / roof plan.

Proposed section B - B.



Proposed ground floor plan.

Proposed section A - A.

PERMITTED DEVELOPMENT

For the proposed side hip to gable and rear facing flat roof dormer

Roof Conversion

Planning permission is not normally required. However, permission is required where you extend or alter the roof space and it exceeds specified limits and conditions.
These are specific to *"the enlargement of a dwellinghouse consisting of an addition or alteration to its roof"* as detailed in Schedule 2, Part 1, Class B of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
There are different rules for *"any other alteration to the roof of a dwellinghouse"* (Schedule 2, Part 1, Class C) which are detailed in our 'Roof' section.

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

A volume allowance of 40 cubic metres additional roof space for terraced houses*

A volume allowance of 50 cubic metres additional roof space for detached and semi-detached houses*
No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway

No extension to be higher than the highest part of the roof

Materials to be similar in appearance to the existing house

No verandas, balconies or raised platforms

Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor

Roof extensions not to be permitted development in designated areas**

Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves

The roof enlargement cannot overhang the outer face of the wall of the original house.

Please 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', see below.
Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space a previous owner may have done so.
****Designated areas include national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.***
Please note: The permitted development allowances described here apply to houses and not to:
Flats and maisonettes (view our guidance on flats and maisonettes)
Converted houses or houses created through the permitted development rights to change use (as detailed in our change of use section)
Other buildings
Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.

The volume calculation for the rear dormer is as follows:-
dormer width 8.850m x depth 2.700 x height 2.300 = 54.95cubic m as dormer this is halved so total additional volume is 27.48 cubic m so therefore classed as permitted development.

Hip to gable side roof extensions

7.800m width x 3.350m height x 4.050m ridge
1/2 length x height x 1/3 of ridge length
3.900m x 3350m x 1.350m = 17.630 cubic m

Pitched roof to rear extension
0.70m deep x 0.7 high x 16.50m long =4.15m cubed quatered =2.020m cubed

Therefore total additional roof volume is 27.480m cubed + 17.630m cubed + 2.020m cubed = 47.130m cubed therefore the works are classed as permitted development as under the allowance of 50m cubed.
The Contractor must ensure that the overall dimensions stated in the calculation are not exceeded in any way.

	Date	Revisions
.A.	7 / 11 / 2017	Guarding high-lighted
.B.	23 / 11 / 17	Rear bedroom removed.
C	14 / 12 / 17	Dimensions added / volume calculation altered.

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Client
Mr .C. Drewitt - Barlow.

Job Title
Proposed roof conversion and flat / pitched roof single storey rear extension
154, Downsway.
Southwick.
West Sussex.

Drawing Title
Proposed floor plans elevations and sections A - A / B - B.

Scale
1:50 , 1:100 at .A1.

Date
.October 2017.

Drawn
.SLW.

Drg. No.
.1542017 / 02.

Rev.
.C.

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.

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