Scale 1:100

0 1 2 3 4 5 10

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05 - PROPOSED PLAN & ELEVATION

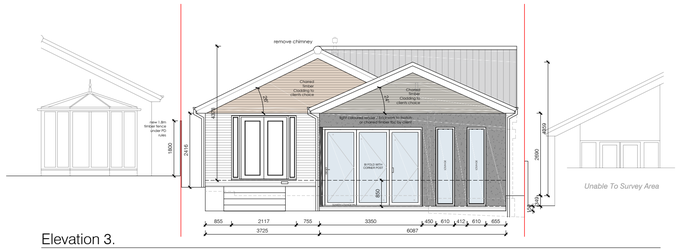
| DRAWING No. | PAPER SIZE | DRAWN |
|---|---|---|
| 207 | A1 | SG |

SCALE: 1:100

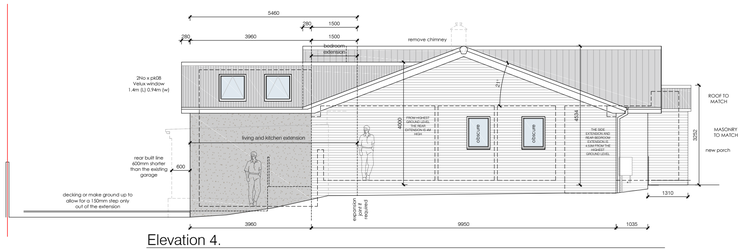
PLANNING

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

| REV. | DESCRIPTION | DATE | BY | CHK'D |
|---|---|---|---|---|
| P1 | FIRST ISSUE | 24-06-21 | SG | SG |




Elevation 3.
Datum:47.00m.




Elevation 4.
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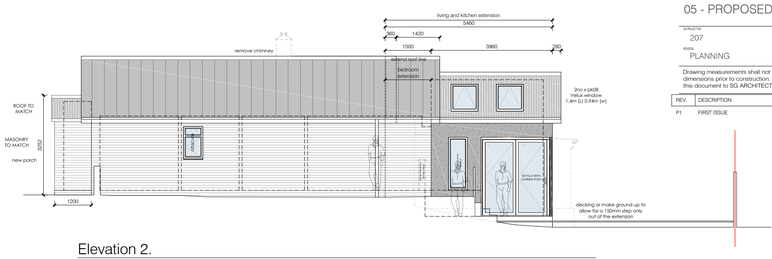



Elevation 2.
Datum:47.00m.

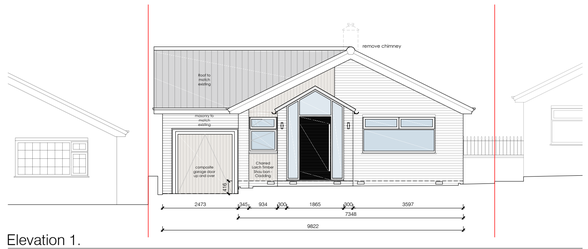




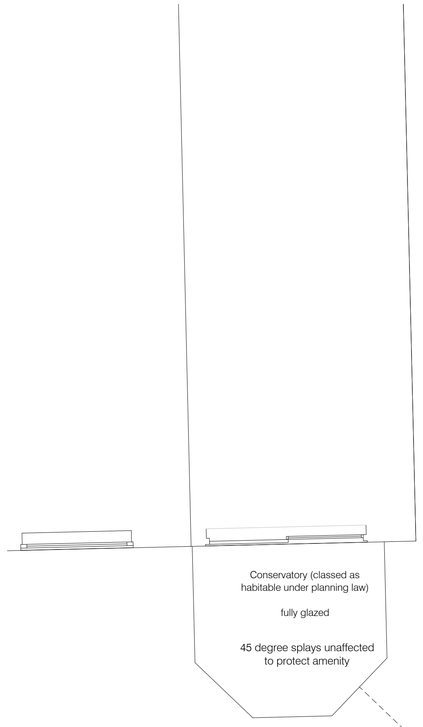


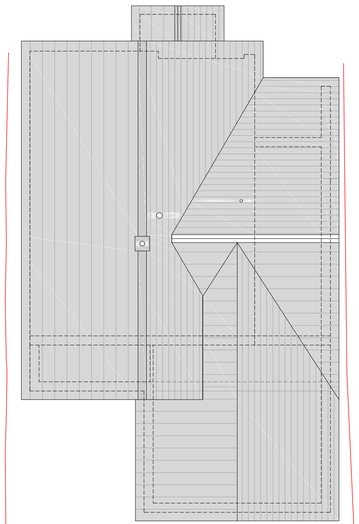







Elevation 1.
Datum:47.00m.



ROOF LAYOUT PLAN

45 degree splays shown but is not a consideration as PD rules can be applied to the rear extension - Home owner application is only sought due to the larger porch & infill element creating a wrap around

The low level boundary fence line is to be renewed at 2m under permitted development from the highest ground level

Visability of the proposed extended areas will be restricted heavily so loss of amenity is minimum

This is required to create privacy as currently the fence is low level

Extension Element Overview

Front Extension - total 3.4m2 which requires a home owners application as above 3m2 - not contravention of 45 rules etc are noted - this could be reduced to 3m2 but the ideal 3.4m2 is applied for

Extension to Bedroom - 1.5m depth rear extension - fully compliant with Permitted development rights - This could extend further if carried out solely which would have larger impact on the neighbour amenity.

Section of extension to rear of kitchen - 5.46m depth - which would be compliant with prior notification of larger home extensions

Side extension - would be compliant with Permitted development with amended roof as eaves are under limits set - roof is very shallow pitch and the new gable will latch the existing height and have no detriment to anyone.

Wrap around infill area 2.47m x 5.46m (linking the rear and side extensions) approx where exising built form is sited ( garage ) - Whilst not under PD and requires a home owners application - This actually causes no determent to any neighbour as shown with a staggered design.

Please note: If objected too, we could amend the drawings and apply up to max 8m on PD rules with prior notification - at the full width of the house (rear) & we could also include the side extension up to 50% of the original width at the full depth of the LHS elevation.

We could omit the infill creating a wrap around in the position of where the garage is currently sited.

We have opted for a shorter extension to create a balance on garden area / updated modern living for a lifetime home and whilst applying for a homeowner application - key elements should be assumed as permitted development and applied for individually if needed

- 45 rules do not apply in the case of PD but we have been considerate in the design to reduce impact by applying these.

Scale 1:50

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