S.G ARCHITECTURAL DESIGN
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183 KILBOURNE RD,
BELPER,
DE56 1SB.

11 C - PROPOSED BLOCK PLAN (ROOF PLAN) - REV 2

SG PROJECT NO.	PAPER SIZE	DRAWN BY
250	A2	SG

REVISION: PLANNING
SCALE(S): 1:100

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	27/07/2022	SG	SG

Elevation 4.
Elevation 3.
Elevation 2.
Elevation 1.
Elevation 5.
Insertion Point
FLAT ROOF UNCHANGED
PATIO AREA AS PER ELEVATION
DORMER FLAT ROOF - SINGLE PLY MEMBRANE
DEMOLISH Garage
Timber Panel Fence
Rear Fence
PARKING AREA
ALL LANDSCAPING AS PER CLIENT
tarmac
gravel
concrete
Grass
planting
gate
181
183
1
16934
17558
23705
7379
4667
1913
9852

1ST FLOOR BEDROOM OF 181 - HABITABLE ROOM - 45 DEGREE SPLAY FULLY COMPLIANT - NOTE THIS IS 9852mm DISTANCE AWAY SO HAS ZERO EFFECT EVEN IF THE 45 DEGREE FOULED THE LINE

1ST FLOOR BATHROOM OF 181 - NON HABITABLE ROOM - OBSCURE GLAZING 45 DEGREE SPLAY

POINT OF INTERSECTION IS ACTUALLY LOWER THAN THE CILL OF THE WINDOW THAT THE 45 DEGREE SPLAY IS FOULED!

SEE REAR ELEVATION DRAWINGS

New build recently completed
45 degree line broken

Applicant dwelling proposed extension is less than 50% of the original width of the existing dwelling
The New right hand side elevation is outside 2m of the existing boundary

The adjacent dwelling has been recently orientated and slotted into the adjacent site and actually overlooks the applicants dwellings garden if assessed under Ambver Valley SPP - this proposal has far less impact and maintains a significant separation distance to the side and rear of the plot.

The Ground levels of the intersection of the roof on the splay fouling at 2194mm is 4010mm from the adjacent ground levels on the application land.

But taken from the raised adjacent property the intersection is only 3663mm.
This is under the guidance for side extension levels of 4m under permitted development.

The impact of this side extension will be very small and as the dormer is within the existing footprint only the level of impact has been kept to a minimum on the designed scheme.

SEE ELEVATION DRAWINGS IN RELATION TO THESE NOTES

N

GPS2 105.611
GPS1 107.111

Scale 1:100
0 1 2 3 4 5 10

Kilbourne Road.
Kilbourne Court