

proposed high level rooflights with cill set at min 1.7m from ffl

retain existing chimney stack

proposed 2.4m wide two storey side extension

proposed 2.4m wide single storey side extension

PROPOSED DWELLING FRONT ELEVATION

proposed half gabled side extension to new roof

existing chimney to be removed shown red dotted

remove tile hung catslide roof and replace with rendered wall

proposed hipped porch roof to new front door

remove existing side windows shown red dotted

proposed high level rooflights with cill set at min 1.7m from ffl

proposed flat roofed rear dormer

proposed 4m deep two storey rear extension

proposed 5.5m deep single storey extension

proposed side facing, first floor windows to be obscure glazed and fixed below 1.7m from ffl

PROPOSED DWELLING SIDE ELEVATION

existing chimney to be removed shown red dotted

proposed half gabled side extension to new roof

PROPOSED DWELLING REAR ELEVATION

proposed flat roofed rear dormer

proposed 4m deep two storey rear extension

proposed 2.4m wide two storey side extension

proposed 5.5m deep single storey extension

dummy hipped roof design to reduce extension bulk and massing

proposed high level rooflights with cill set at min 1.7m from ffl

retain existing chimney stack

proposed side facing, first floor window to be obscure glazed and fixed below 1.7m from ffl

PROPOSED DWELLING SIDE ELEVATION

proposed 2.4m wide two storey side extension

proposed 2.4m wide single storey side extension

existing garage to be demolished shown red dotted

1.8m high c/b fence along existing boundary line

proposed 5.5m deep single storey extension

existing conservatory extension at no 100

proposed 2.4m wide two storey side extension

1.8m high c/b fence along existing boundary line

proposed 2.4m wide single storey side extension

PROPOSED DWELLING GROUND FLOOR PLAN

131 sq/m

KEY
outlook and daylight/sunlight protected from side facing habitable room window at no 100

proposed 5.5m deep single storey extension

existing conservatory to be removed shown red dotted

45 degree line of sight from centre of rear facing bedroom dormer window

proposed 2.4m wide two storey side extension

neighbouring first floor habitable room window

first floor window to bathroom to be obscure glazed below 1.7m

proposed canopy porch roof

PROPOSED DWELLING FIRST FLOOR PLAN

98 sq/m

proposed flat roofed rear dormer

proposed 4m deep two storey rear extension


proposed side facing, first floor windows to be obscure glazed and fixed below 1.7m from ffl

remove tile hung catslide roof and replace with rendered wall

PROPOSED DWELLING ROOF AREA PLAN

45 sq/m

PLANNING APPLICATION

rev:	date:	description:
scale:	1 : 100 A1	date: 07-01-2026
drawing no:	761 / P2 / 3	drawn: jd
drawing:	PROPOSED DWELLING FLOOR PLANS & ELEVATIONS	
project:	98 EVELYN AVENUE, RUISLIP, HA4 8AJ	
client:	MR K MORBEY	
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