

53 SILVERDALE GARDENS HAYES UB3 3LN

PROPOSAL: TWO STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION TO CREATE ONE ADDITIONAL 2B3P SELF-CONTAINED DWELLING

ISSUE DATE: 30-06-2021 / ISSUE NO: 1

DEVELOPMENT CHECKLIST:

1. Existing house use: Single family dwelling house.

2. The site is not within designated land

3. Total development area:

53B SILVERDALE GARDENS

2B3P - Min. 70 sqm

PROPOSED INTERNAL AREA

GF: 40 sqm

1F: 33 sqm

TOTAL AREA: 73 sqm

TOTAL SITE AREA: 375 sqm

EXISTING HOUSE FOOTPRINT: 75 sqm

PROPOSED EXTENSION FOOTPRINT: 50 sqm

TOTAL EXTERNAL AMENITY AREA: 60 sqm

4. Number of car parking - 3 car parking space between two properties

5. Bin and bike store allocated on the side of the building.

6. Proposed extension does not infringe adjacent property daylight (45 degree check)

7. Materials to be similar in appearance to the existing house.

8. No part of the extension to be higher than the highest part of the existing roof ridge level.

9. All side-facing windows is obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

10. No trees in proximity to the proposed extension.

11. External garden space: both house would retain minimum 60 sqm garden space

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