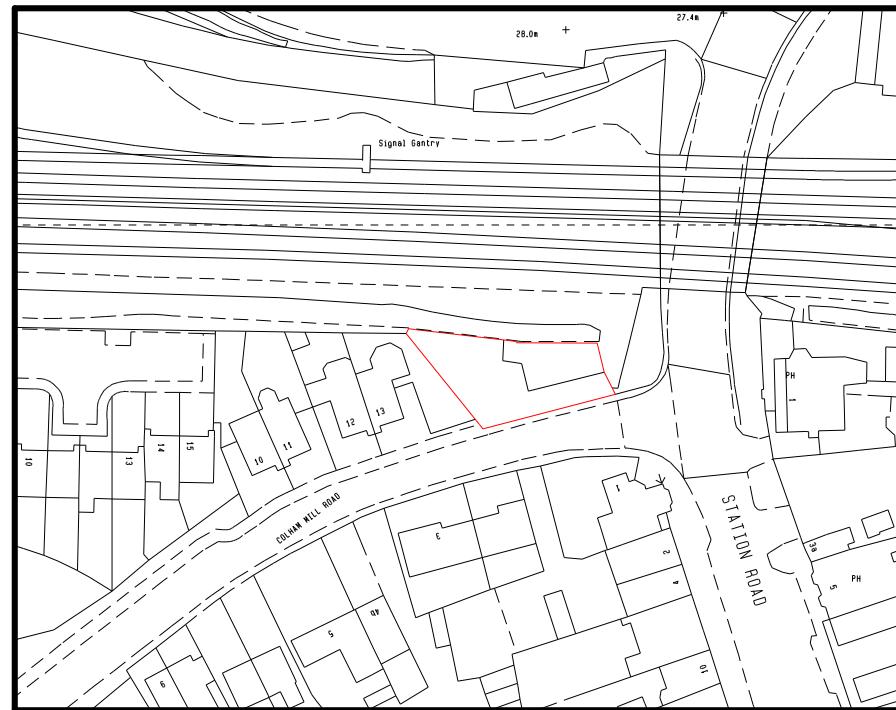
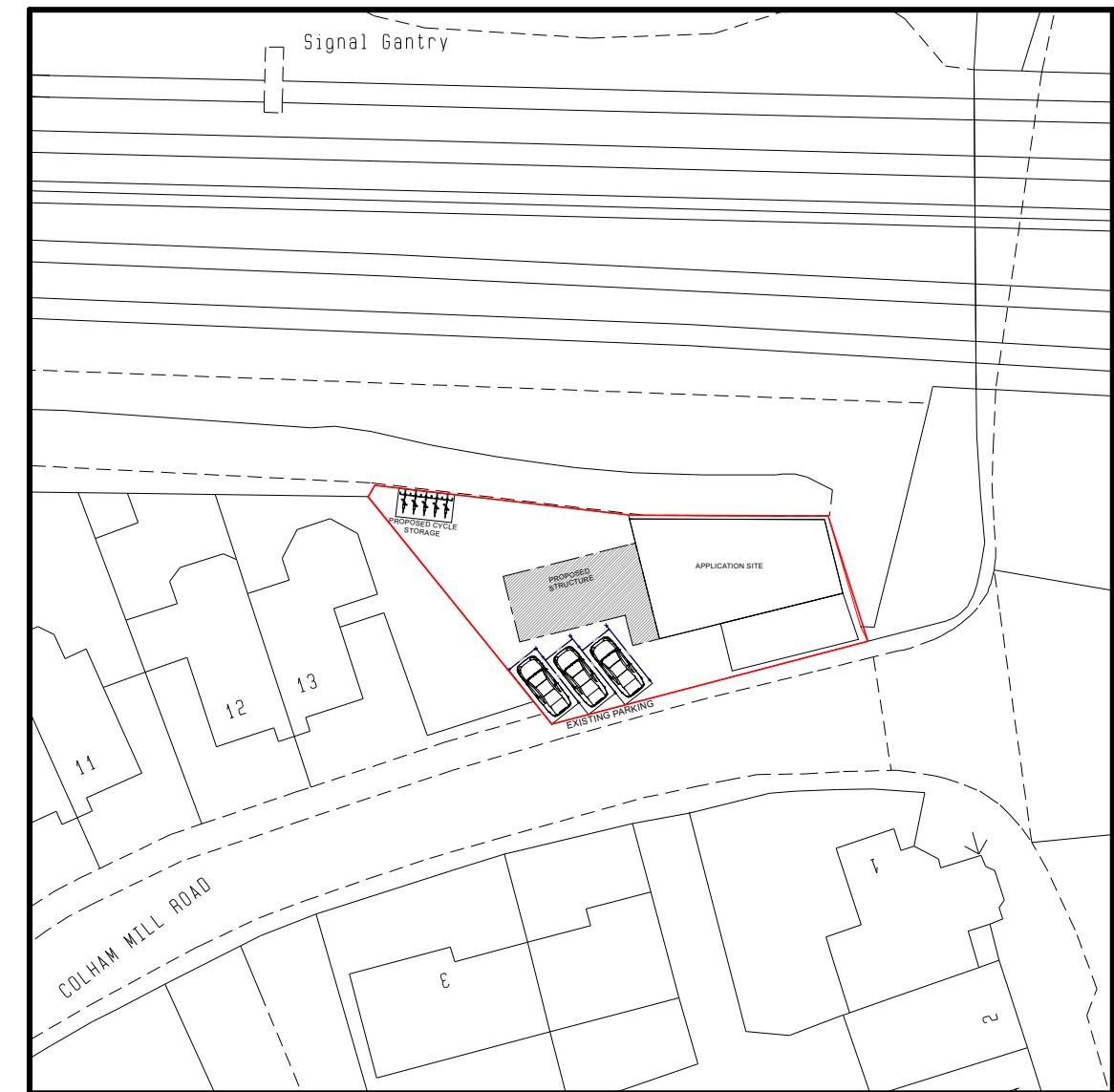




0m 1m 2m 0m 1m 2m 3m 4m 0m 2m 4m 6m 8m 0m 5m 10m 15m 20m 0m 25m 50m
1:50 1:100 1:200 1:500 1:1250



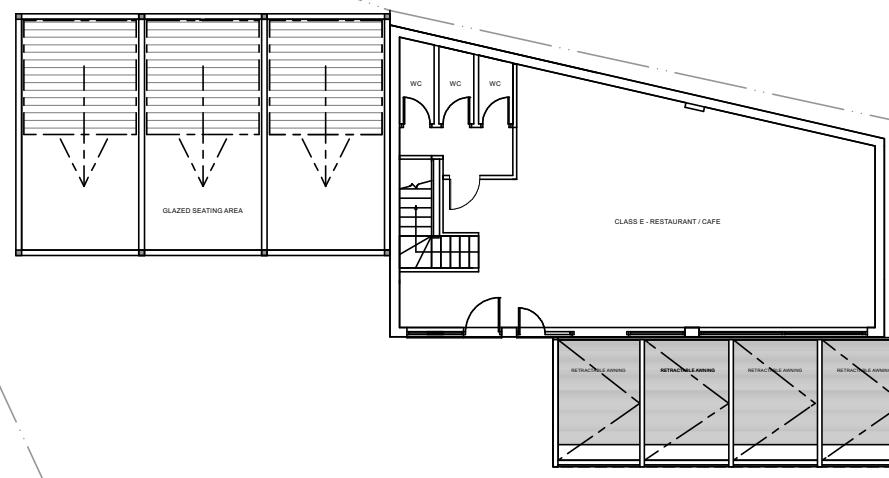
LOCATION PLAN (1:1250)



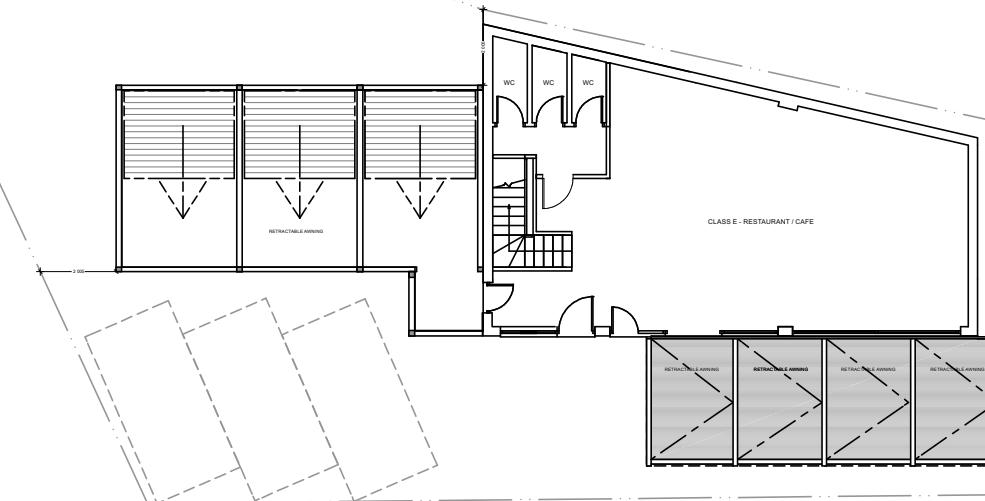
SITE PLAN (1:500)

0m 1m 2m 0m 1m 2m 3m 4m 0m 2m 4m 6m 8m 0m 5m 10m 15m 20m 0m 25m 50m
 1:50 1:100 1:200 1:500 1:1250

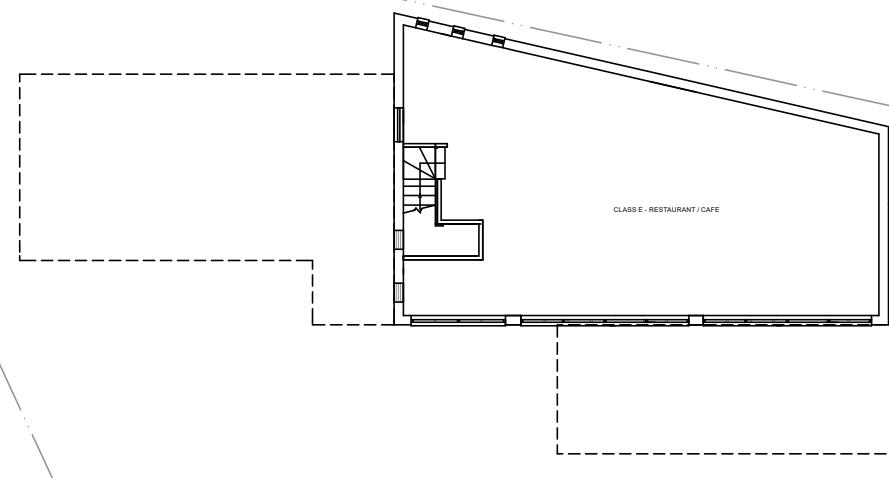
**EXISTING &
PROPOSED**



EXISTING G/F (1:200)



PROPOSED G/F (1:200)



**EXISTING & PROPOSED 1/F (1:200)
(NO CHANGE)**

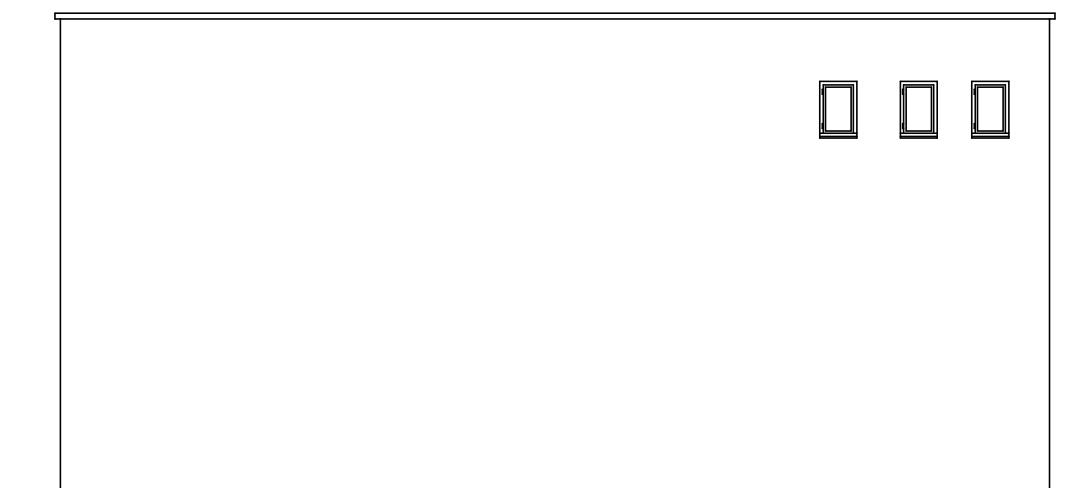
FLOOR SPACE CALCULATIONS			
ORIGINAL G.I.A	G/F	=	78.5 m ² (1)
	1/F	=	78.5 m ² (2)
	TOTAL	=	157 m ² (3)
50% OF ORIGINAL GIA		=	78.5 m ² (4)
PROPOSED SIDE EXTENSION GIA	G/F	=	47.8 m ² (5)
(5) < (4) < 100 M ² HENCE PD			
INCLUDE EXISTING FRONT EXTENSION GIA	G/F	=	29.2 m ² (6)
TOTAL EXTENDED AREA (OUTSIDE PD CONDITION)		=	77.0 m ² (7)
(7) < (4) < 100 M ² HENCE PD			

0m 1m 2m 0m 1m 2m 3m 4m 0m 2m 4m 6m 8m 0m 5m 10m 15m 20m 0m 25m 50m
 1:50 1:100 1:200 1:500 1:1250

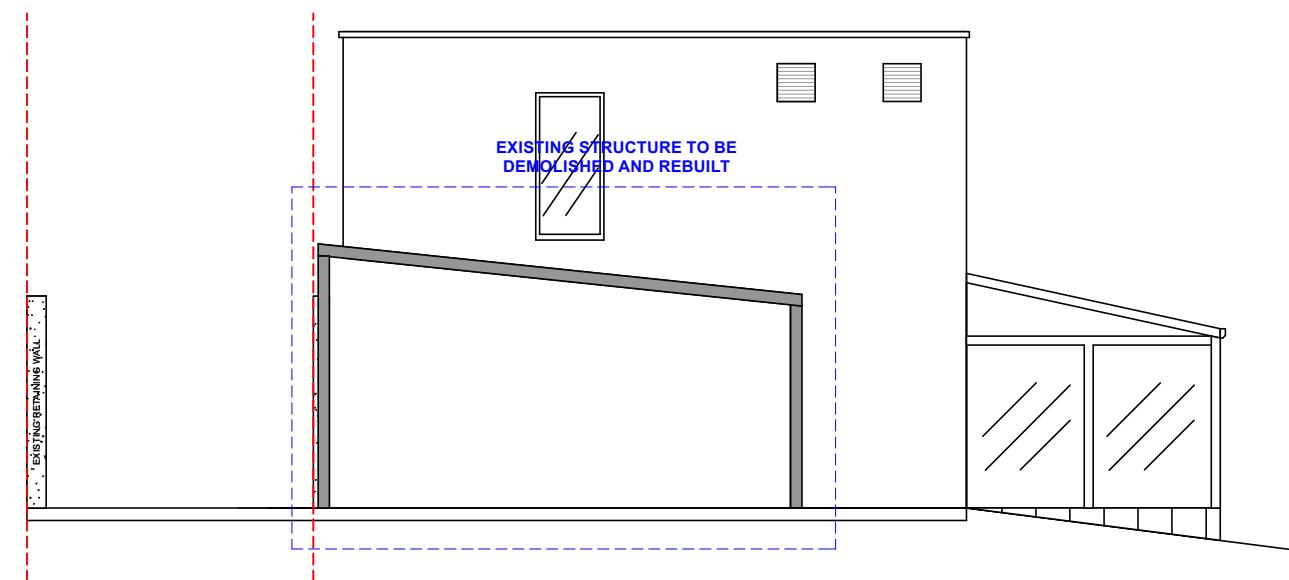
EXISTING



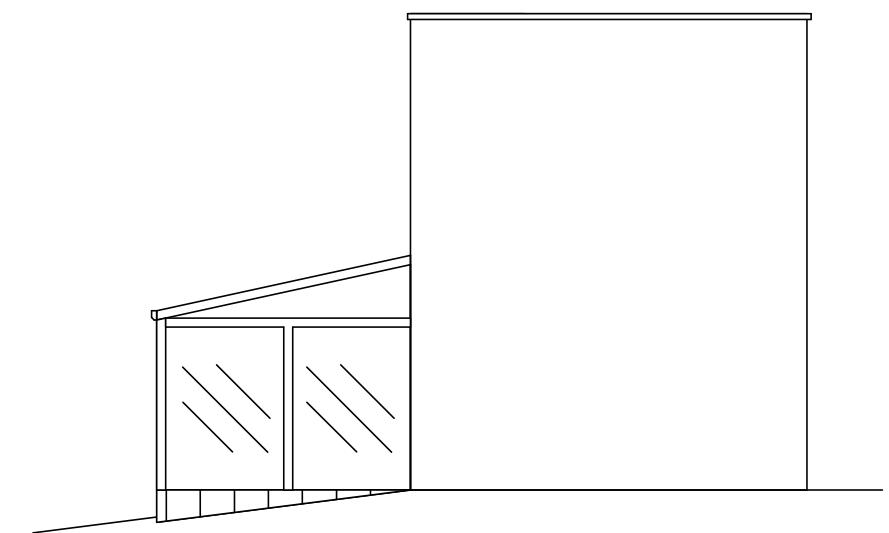
EXISTING FRONT (1:100)



EXISTING REAR (1:100)



EXISTING SIDE (1:100)



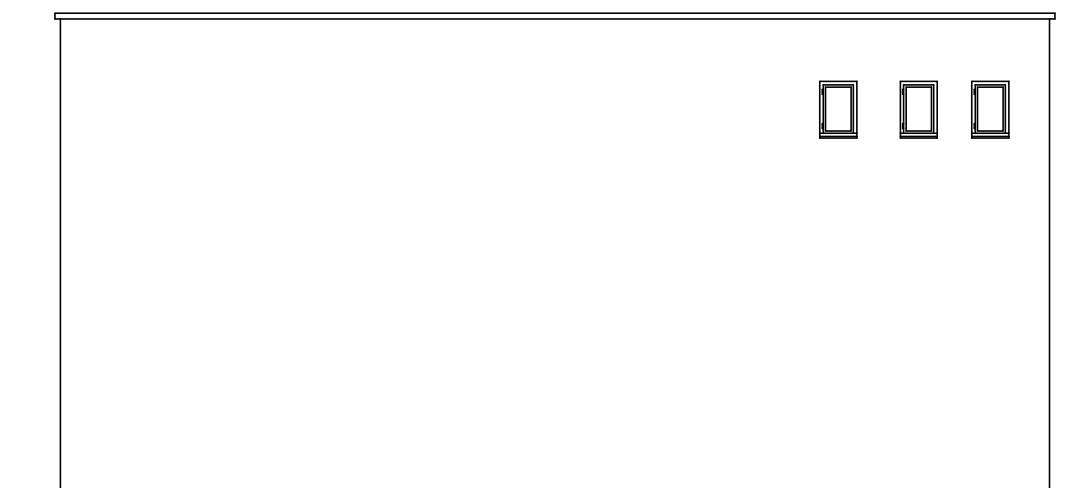
EXISTING SIDE (1:100)

0m 1m 2m 0m 1m 2m 3m 4m 0m 2m 4m 6m 8m 0m 5m 10m 15m 20m 0m 25m 50m
 1:50 1:100 1:200 1:500 1:1250

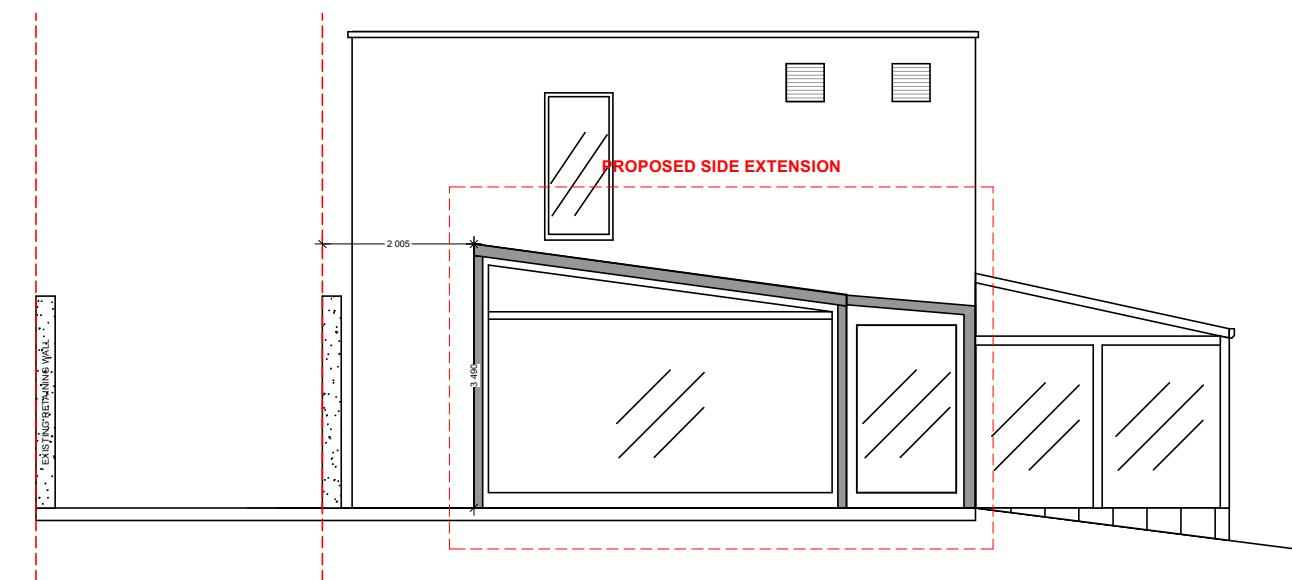
PROPOSED



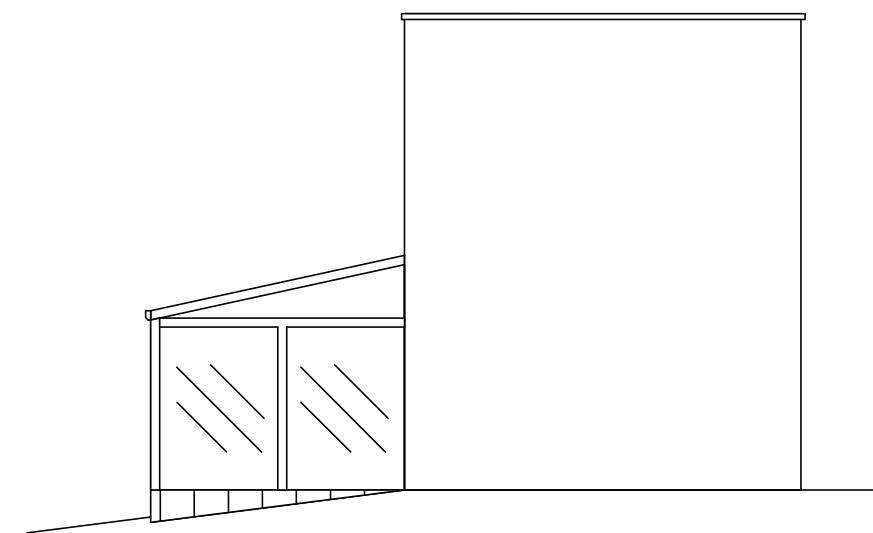
PROPOSED FRONT (1:100)



PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)



PROPOSED SIDE (1:100)

ALL MATERIALS TO MATCH EXISTING

NOTE: OTHER PARTS OF THE HOST BUILDING DO NOT FORM PART OF THIS APPLICATION

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Address: Carter House, Colham Mill Road, West Drayton, UB7 7AE

Drawing Ref.: 2023-13CMR-CLD-4

Applicant: Mr M Purewall

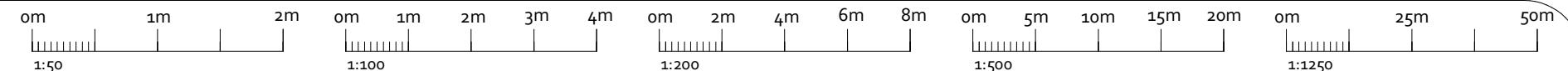
Project: Demolition and replacement of existing side extension (CLD)

Date: 24/01/2023

Revision: 1.0A

Scales: 1:50,
 1:100, 1:200, 1:500, 1:1250
 @ISO A3 (297 x 420)

Sheet # 4 / 5



PART 7 Non-domestic extensions, alterations etc

Class A – extensions etc of shops or financial or professional premises
Permitted development

A. The extension or alteration of a shop or financial or professional services establishment.
Development not permitted

A.1 Development is not permitted by Class A if—

- (a)the gross floor space of the original building would be exceeded by more than—
 - (i)in respect of an original building or a development on—
 - (aa)article 2(3) land, or
 - (bb)a site of special scientific interest, 25% or 50 square metres (whichever is the lesser);
 - (ii)in any other case, 50% or 100 square metres (whichever is the lesser);
 - (b)the height of the building as extended would exceed 4 metres;
 - (c)any part of the development (other than an alteration)—

(i)is on land which—

- (aa)adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of the Schedule to the Use Classes Order,
- (bb)is article 2(3) land, or
- (cc)is a site of special scientific interest, and
- (ii)is within 2 metres of any boundary of the curtilage of the premises;
- (d)the development would be within the curtilage of a listed building;
- (e)any alteration would be on article 2(3) land;
- (f)the development would consist of or include the construction or provision of a verandah, balcony or raised platform;
- (g)any part of the development would extend beyond an existing shop front;
- (h)the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or
- (i)the development would involve the installation or replacement of a security grill or shutter on a shop front.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

- (a) any alteration is at ground floor level only;
- (b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and
- (c) any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of the shop or financial or professional services establishment.

Amendments to Part 7 of Schedule 2

See:

<https://www.legislation.gov.uk/uksi/2021/814/article/6/made>



<p>17 Garvin Avenue Beaconsfield Bucks HP9 1RD info@ops-surveyors.co.uk www.ops-surveyors.co.uk Tel: 07881457903</p>	<p>Address: Carter House, Colham Mill Road, West Drayton, UB7 7AE Drawing Ref.: 2023-13CMR-CLD-5 Applicant: Mr M Purewall Project: Demolition and replacement of existing side extension (CLD) Date: 24/01/2023</p>	<p>Scales: 1:50, 1:100, 1:200, 1:500, 1:1250 @ISO A3 (297 x 420) Sheet # 5 / 5</p>
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