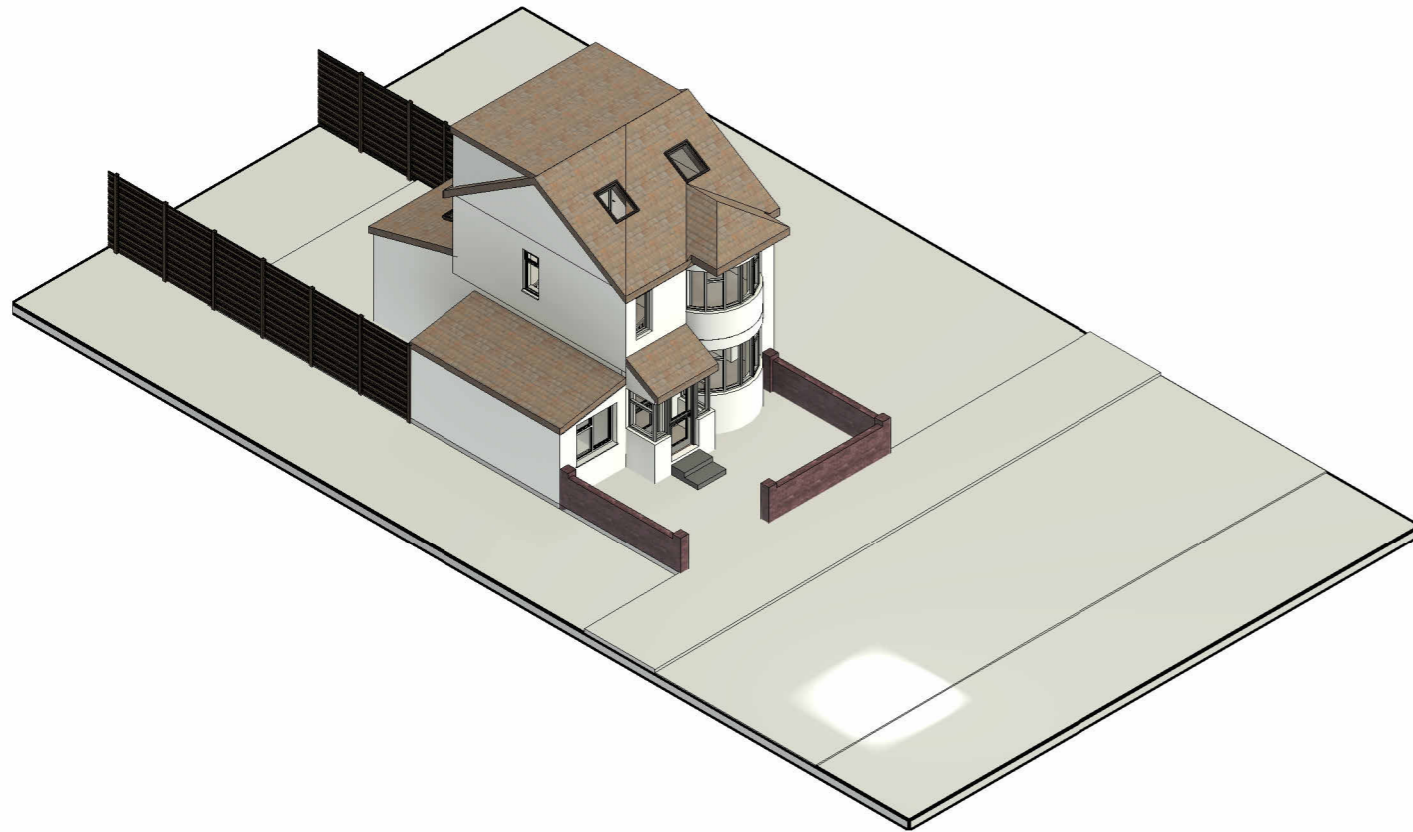


COVER SHEET



LIST OF DRAWINGS (PLANNING)

Sheet Number	Sheet Name
PL01	COVER SHEET
PL02	GENERAL NOTES
PL03	LOCATION PLAN
PL04	BLOCK PLAN
PL05	SITE PLAN
PL06	EXISTING PLANS
PL07	EXISTING PLANS
PL08	EXISTING ELEVATIONS
PL09	EXISTING ELEVATIONS
PL10	EXISTING SECTIONS
PL11	DEMOLATION PLANS
PL12	DEMOLATION PLANS
PL13	DEMOLATION ELEVATIONS
PL14	DEMOLATION ELEVATIONS
PL15	DEMOLATION SECTIONS
PL16	PROPOSED PLANS
PL17	PROPOSED PLANS
PL18	PROPOSED ELEVATIONS
PL19	PROPOSED ELEVATIONS
PL20	PROPOSED SECTIONS
PL21	Supporting Statement

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Location
Plan

No.	Description	Date



**DESIGN
STUDIO**

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Project No :
1116

Title :
COVER SHEET

Layout Size : A3

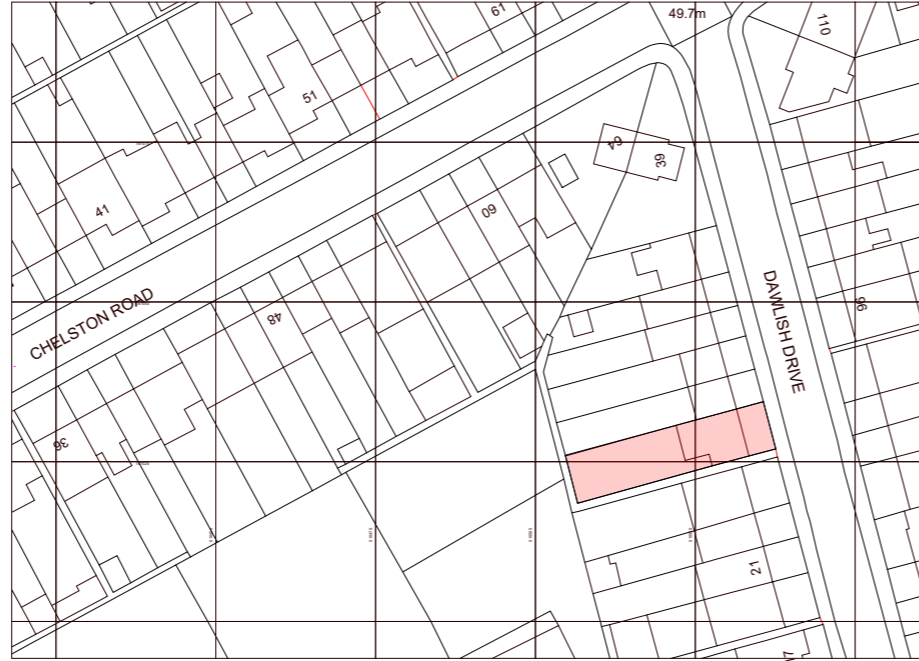
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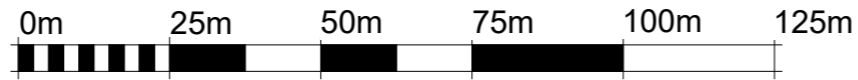
PL01

1116 - 27 Dawlish Drive Ruislip HA4 9SF

LOCATION PLAN



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GRAPHIC SCALE 1:1250

1 LOCATION PLAN 1 : 1250

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Location Plan

No.	Description	Date



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Web: www.sydesignstudio.co.uk
Project: 27 Dawlish Drive Ruislip HA4 9SF

Project No : 1116

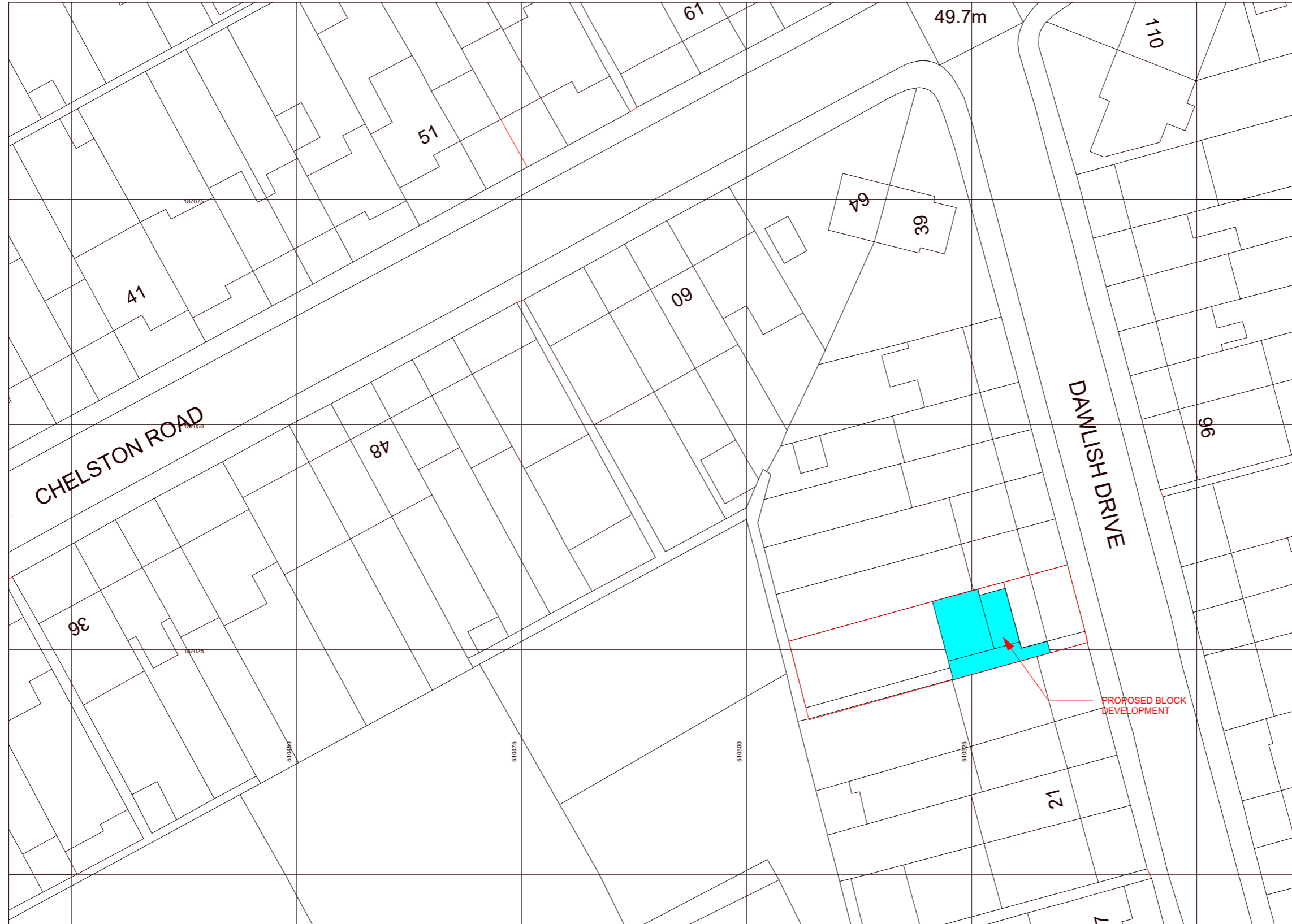
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Rev :

Sheet No : **PL03**

BLOCK PLAN

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Location Plan

No.	Description	Date



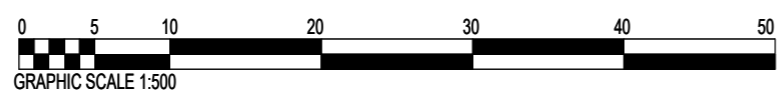
DESIGN STUDIO

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Project No : 1116
 Title : BLOCK PLAN
 Layout Size : A3 1 : 500
 Rev :

Sheet No : **PL04**

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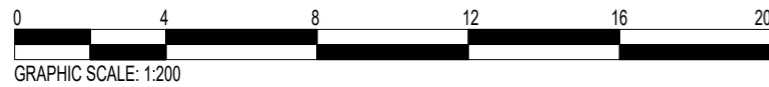
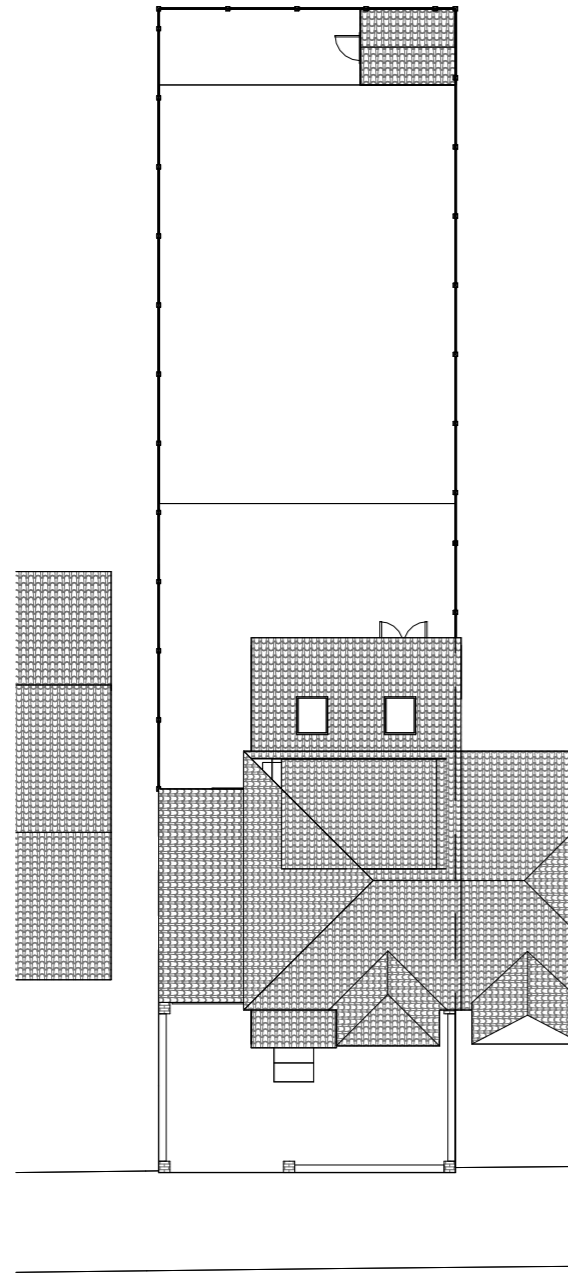
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10/16/2025

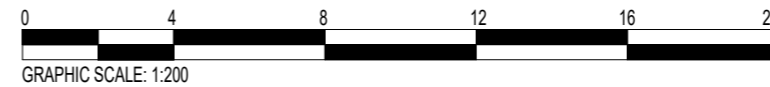
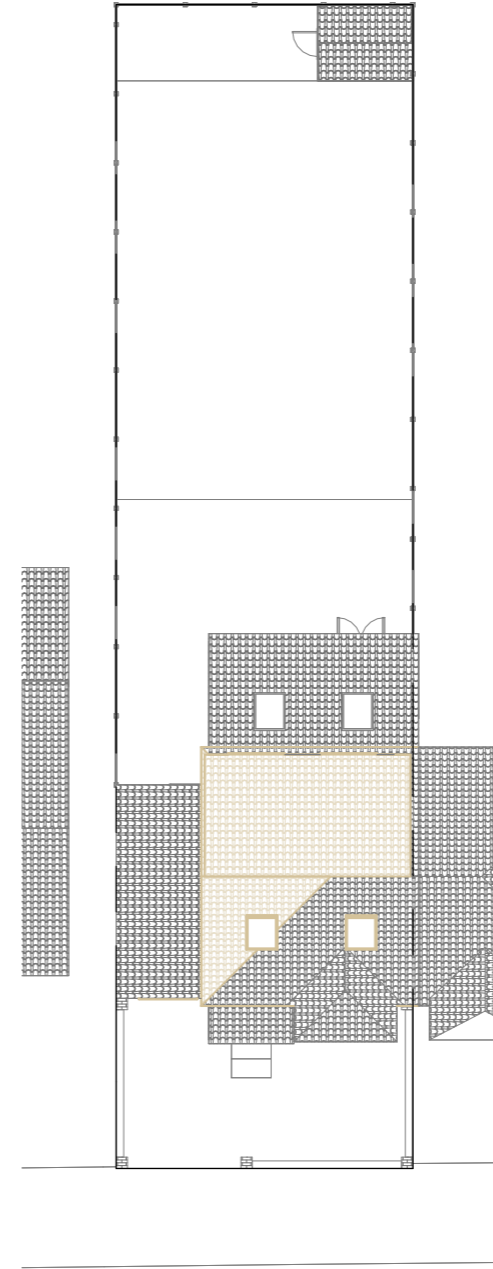
SITE PLAN

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Location
Plan



1 Existing Site Plan
1 : 200



2 Proposed Site Plan
1 : 200

No.	Description	Date



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Project No :
1116

Title :
SITE PLAN






Layout Size : A3 1 : 200
 Rev :

Sheet No :
PL05

EXISTING PLANS

Written dimensions to be taken in preference to scaled dimensions. The Contractor is responsible for checking all dimensions before work starts.
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Location Plan

-  - Existing Walls
-  - Demolition Walls
-  - Proposed Walls
-  - Line of 2m Head Height
-  - Line of 1.5m Head Height

No.	Description	Date



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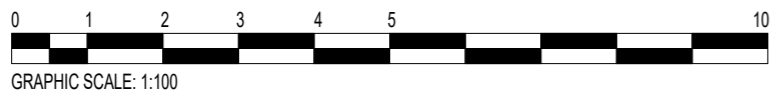
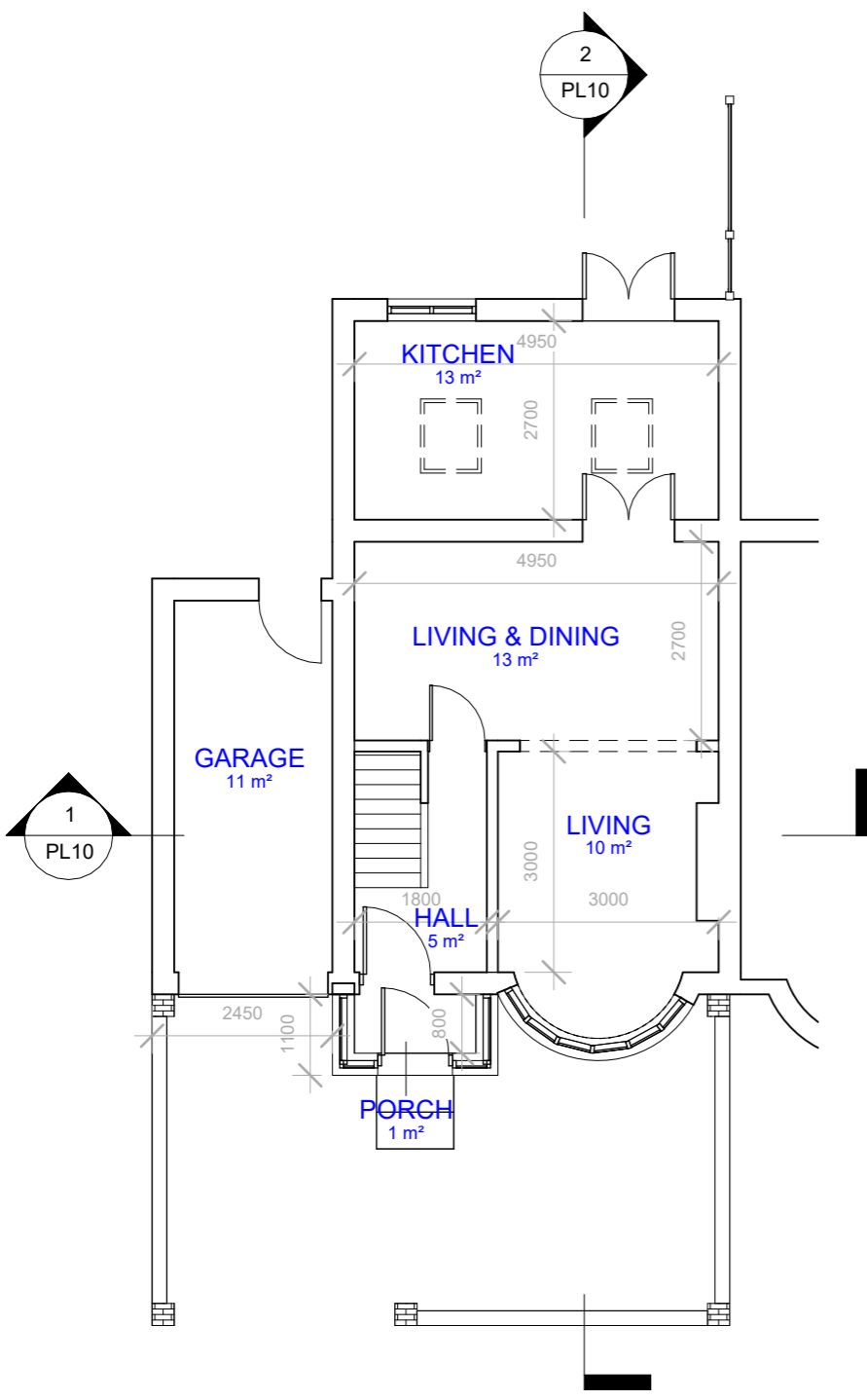
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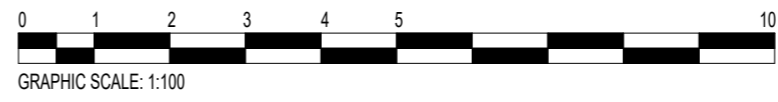
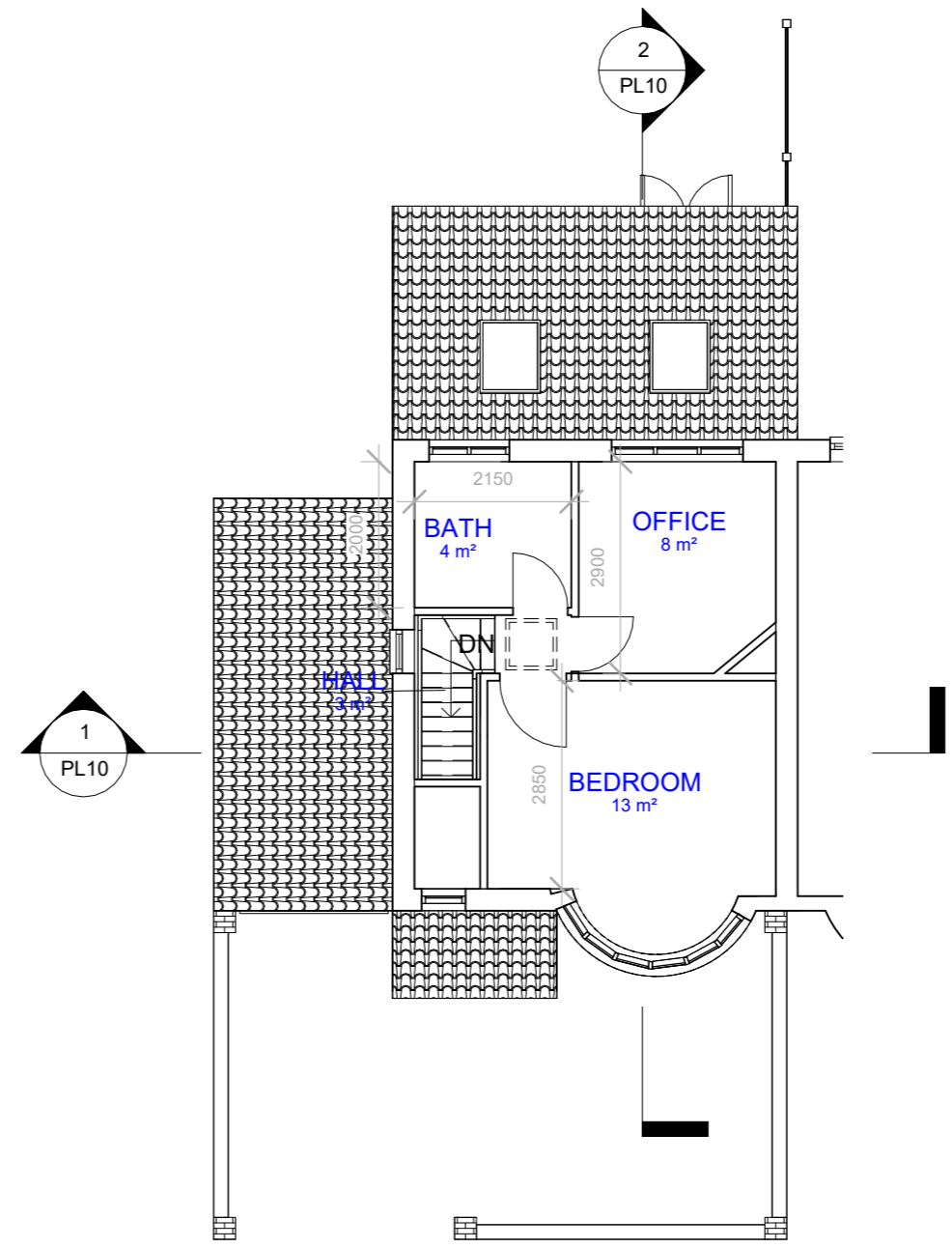
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 Rev:

Sheet No:

PL06



1 **EXISTING GROUND FLOOR PLAN**
1 : 100



2 **EXISTING FIRST FLOOR PLAN**
1 : 100

EXISTING PLANS

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Location Plan

No.	Description	Date



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Project No: 1116
 27 Dawlish Drive Ruislip HA4 9SF

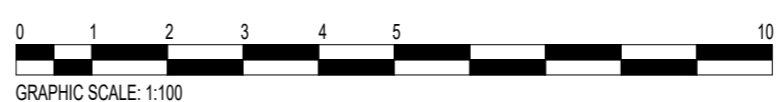
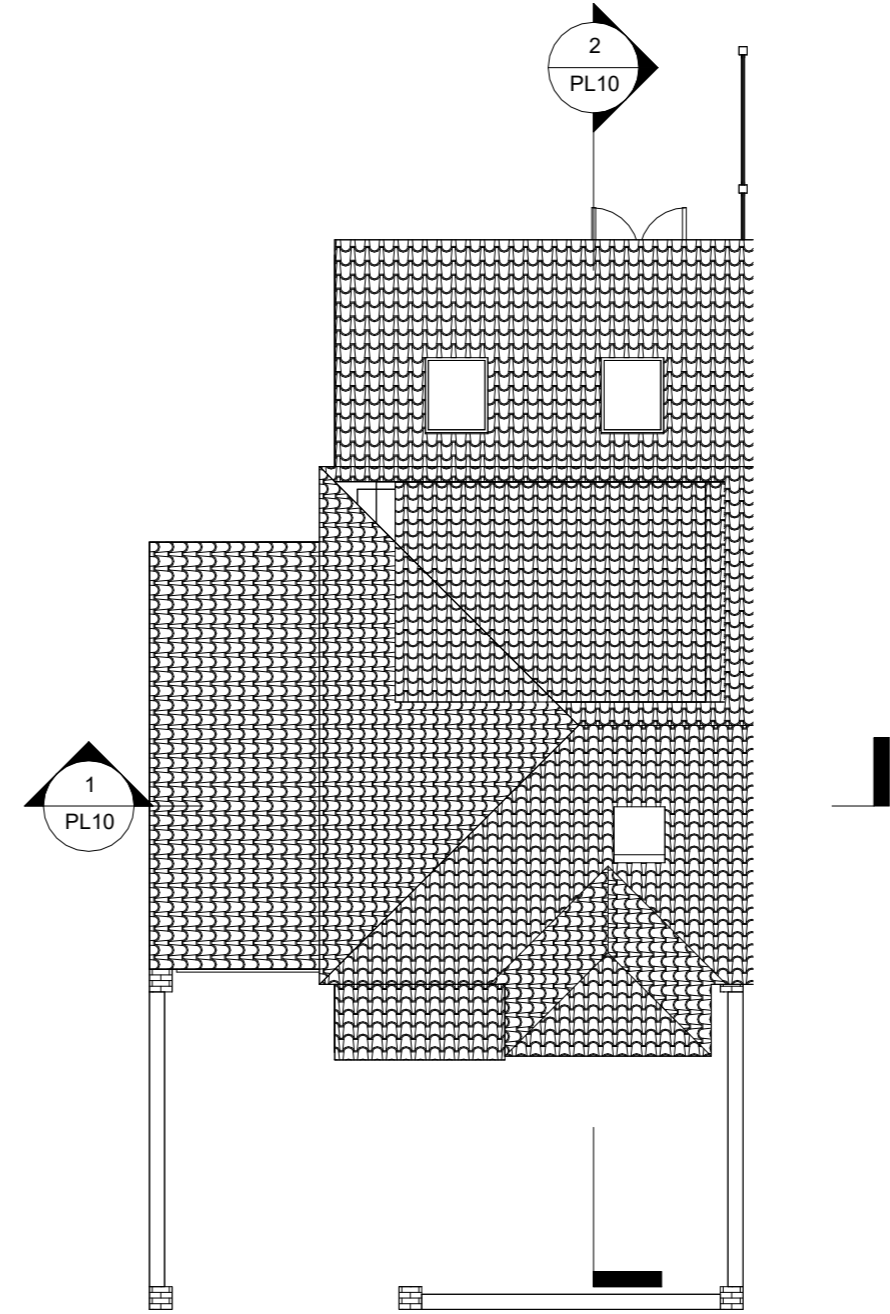
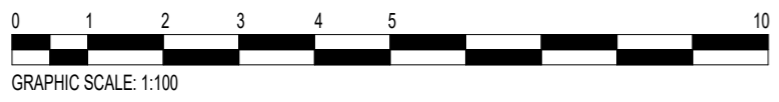
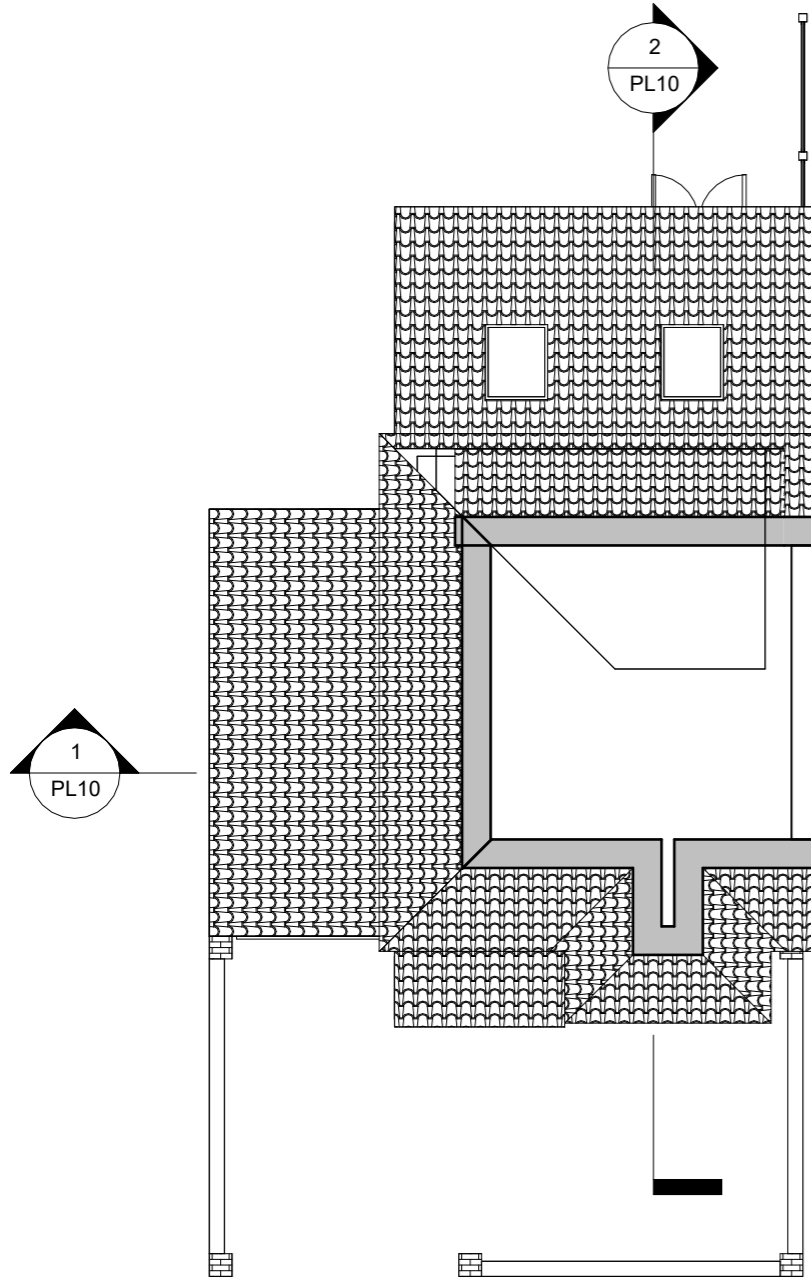
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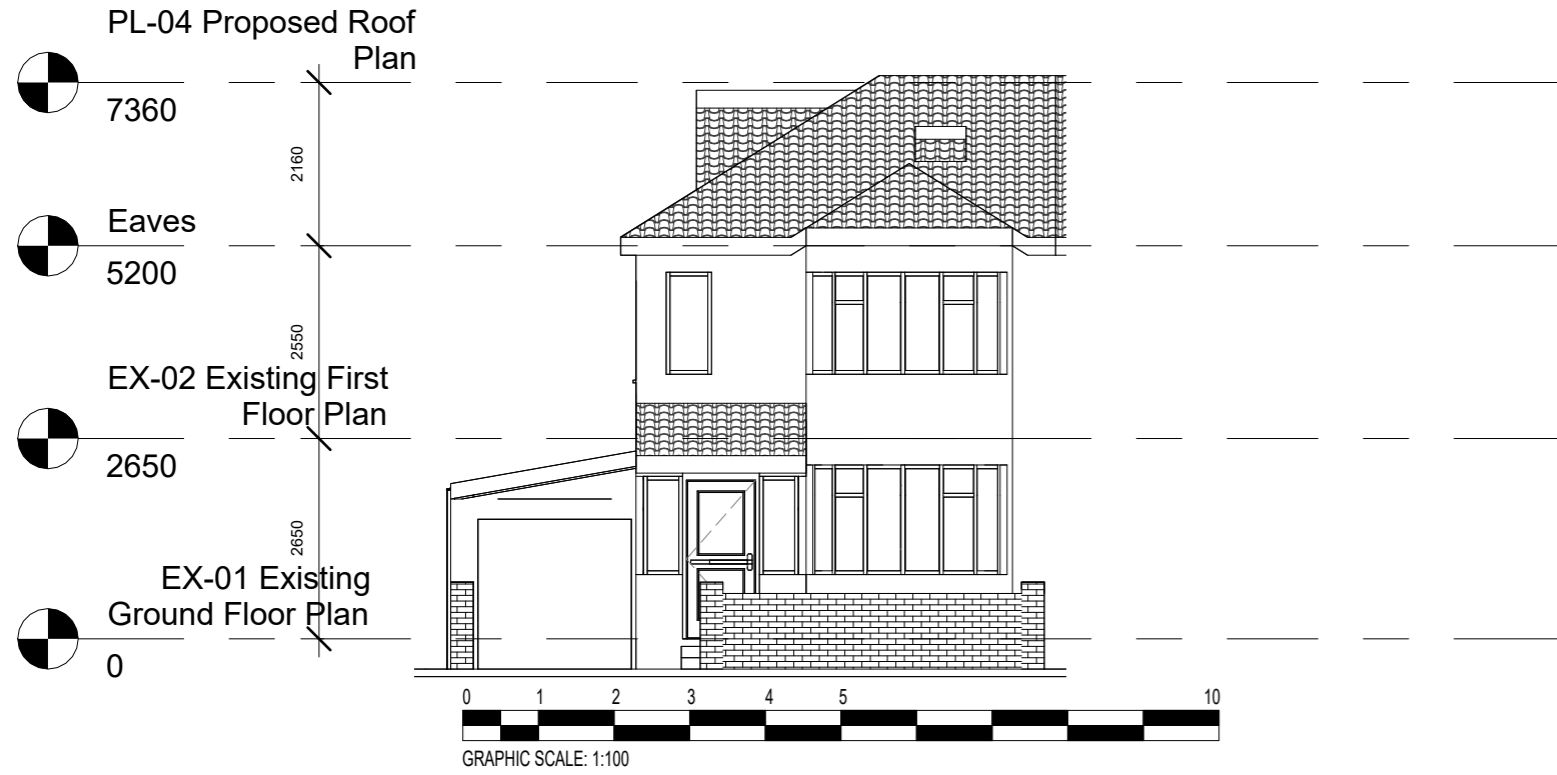


1 EX-03 Existing Loft Plan
 1 : 100

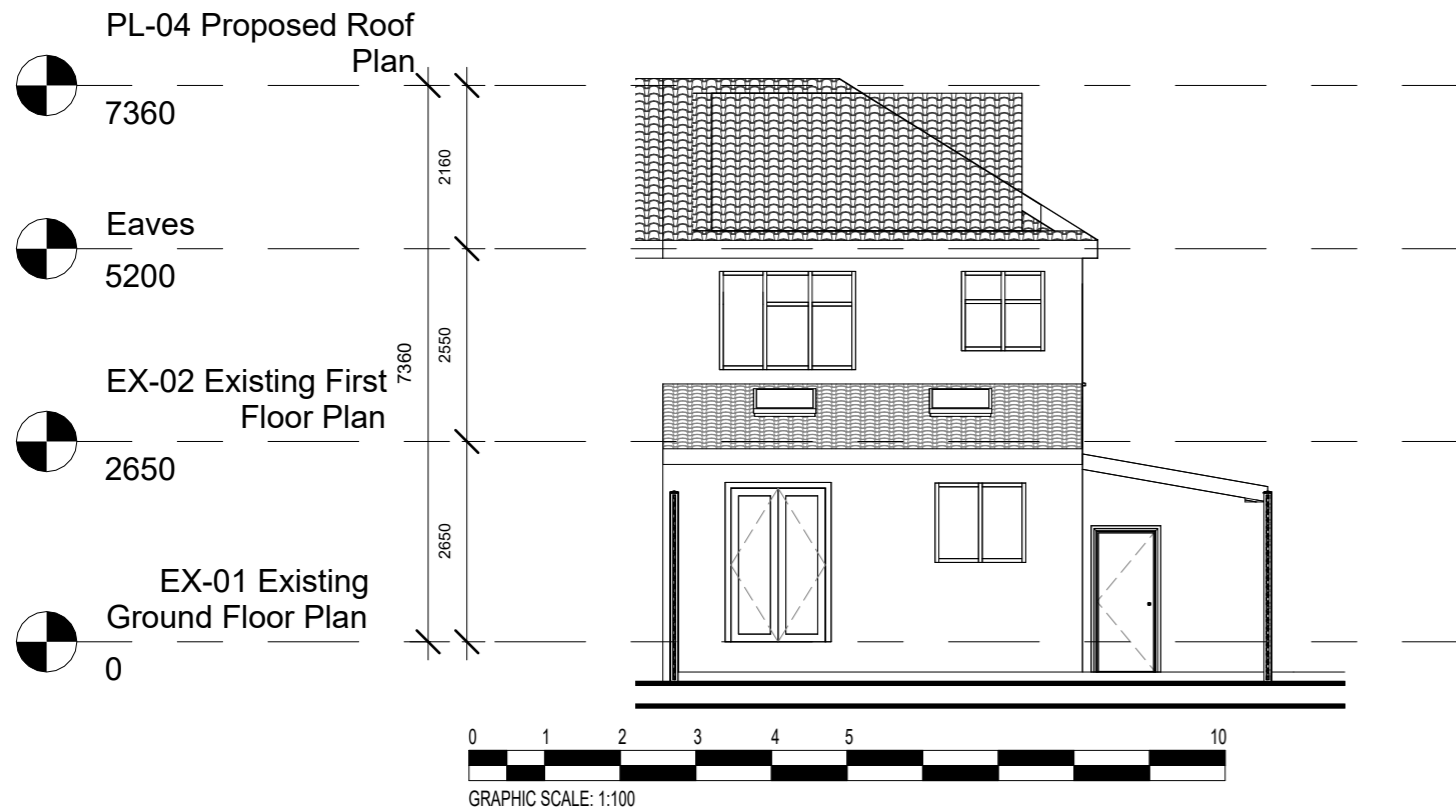
2 EX-04 Existing Roof Plan
 1 : 100

EXISTING ELEVATIONS

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1 **EXISTING FRONT ELEVATION**
1 : 100



2 **EXISTING REAR ELEVATION**
1 : 100

Location Plan

No.	Description	Date



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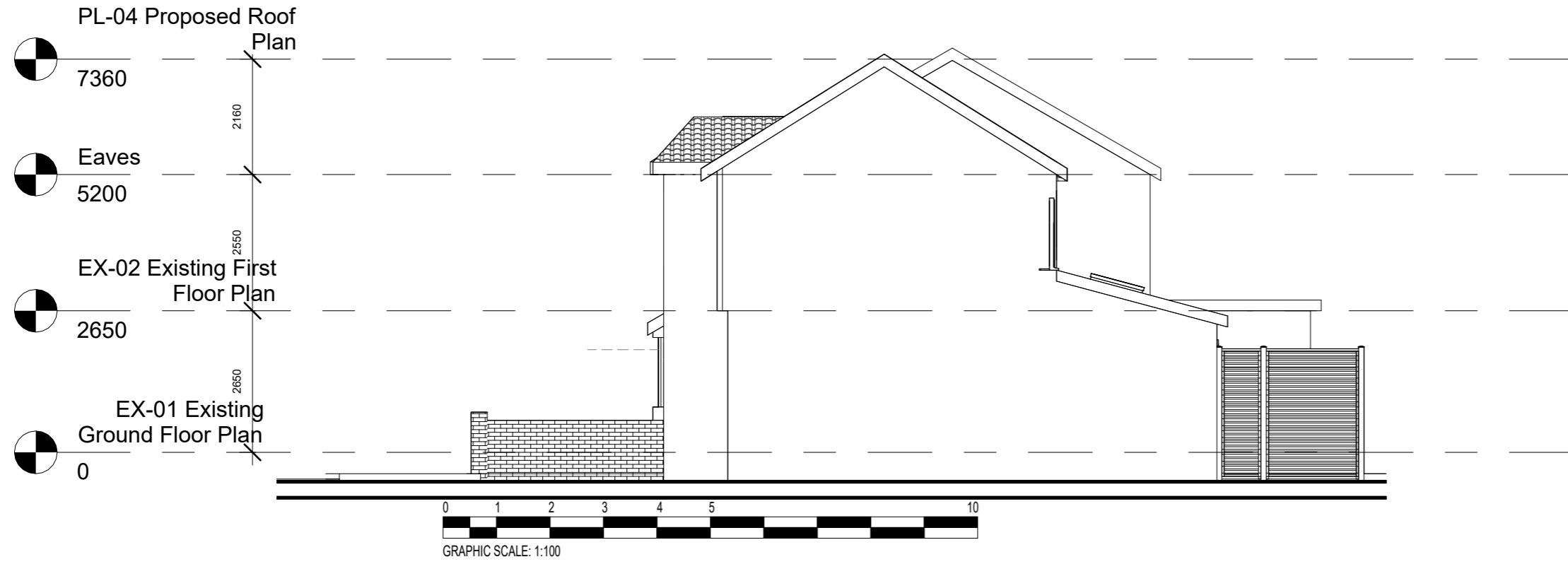
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EXISTING ELEVATIONS
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 Rev :

Sheet No :
PL08

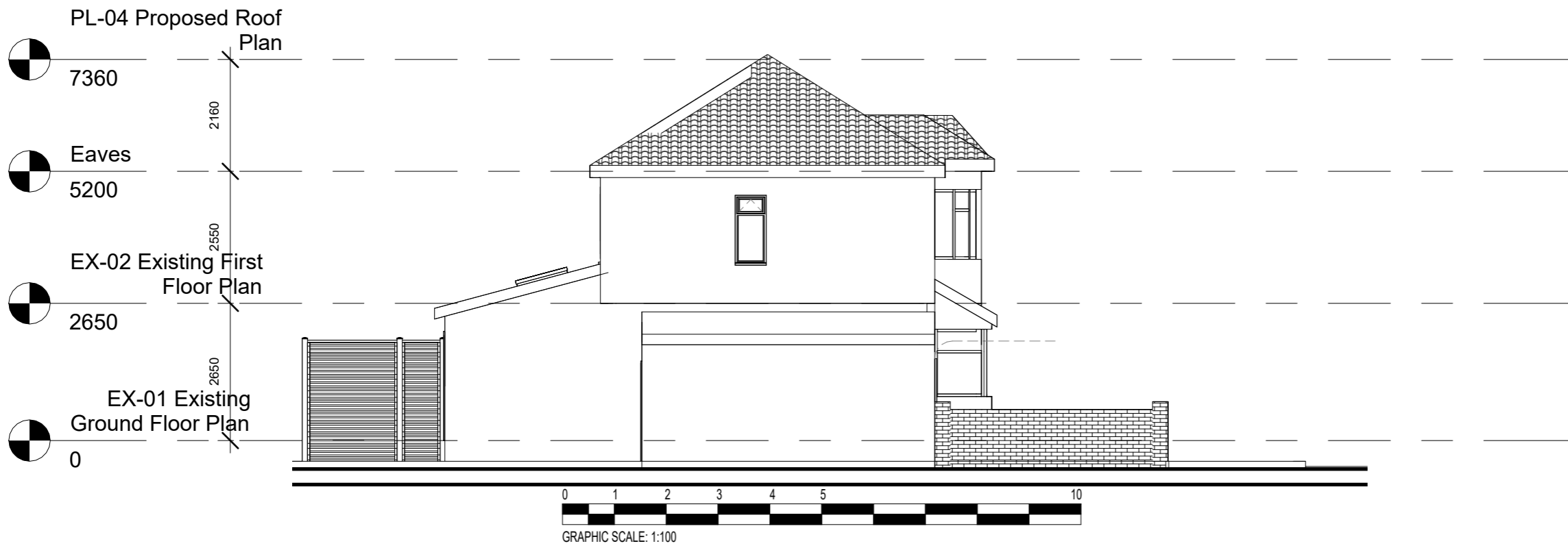
EXISTING ELEVATIONS

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Location Plan



1 EXISTING SIDE ELEVATION
1 : 100



2 EXISTING SIDE ELEVATION
1 : 100

No.	Description	Date

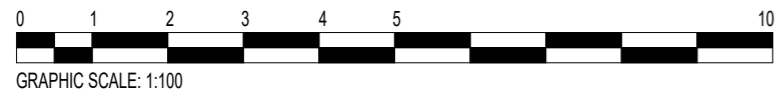
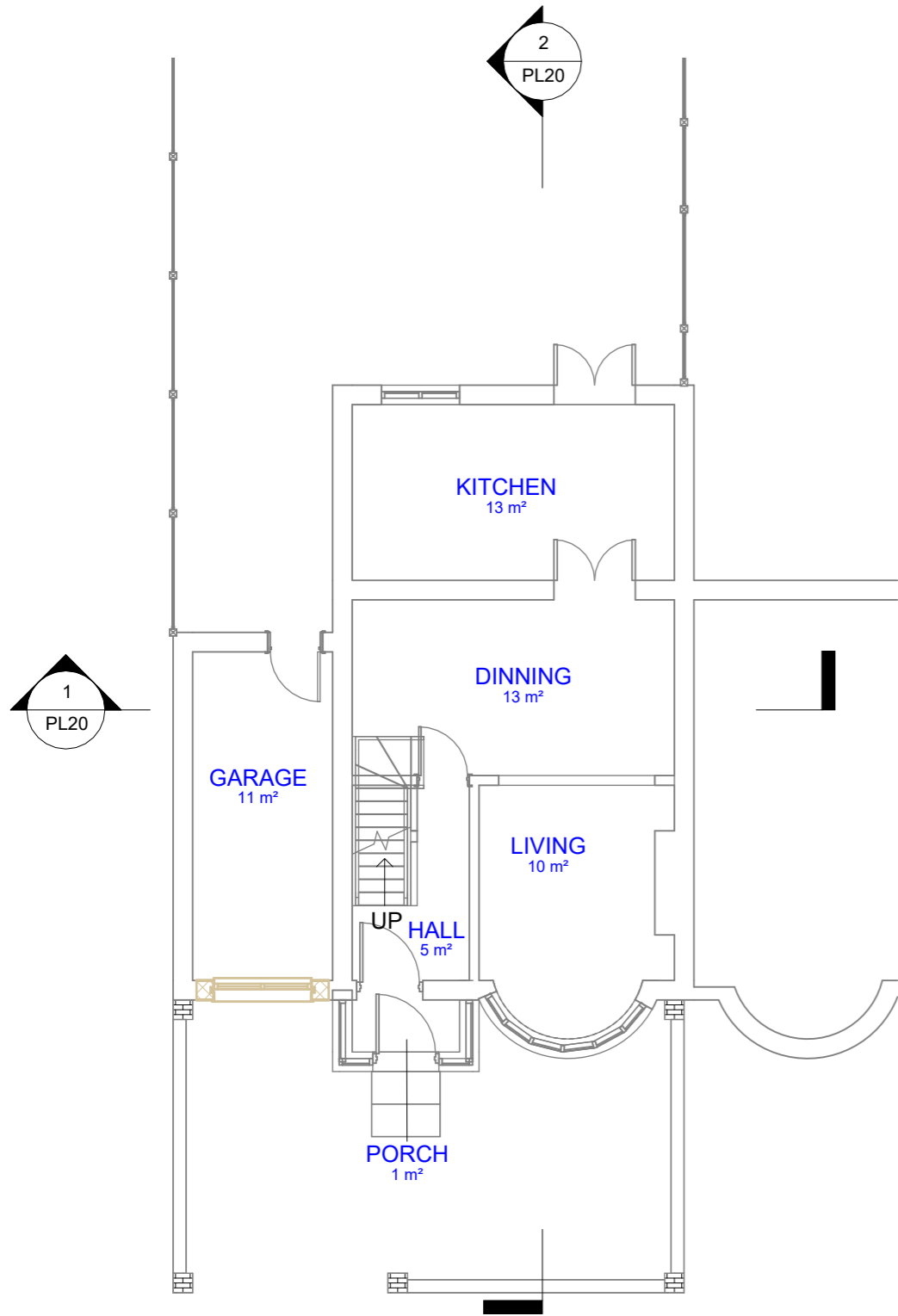


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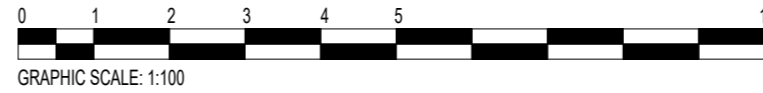
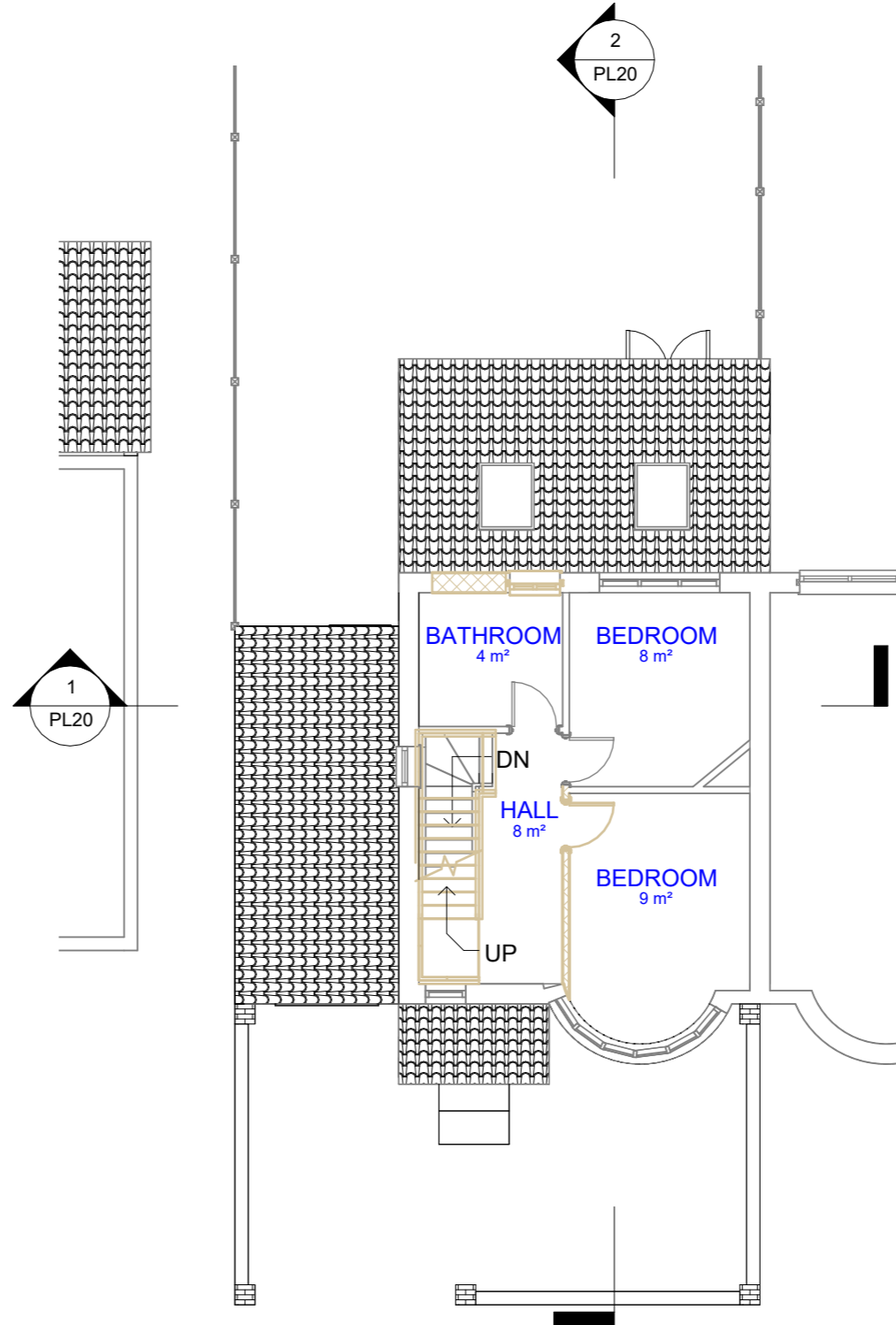
Project No :
1116
 Title :
EXISTING ELEVATIONS
 Layout Size : A3 1 : 100
 Rev :

Sheet No :
PL09

PROPOSED PLANS



1 PROPOSED GROUND FLOOR PLAN
1 : 100



2 PROPOSED FIRST FLOOR PLAN
1 : 100

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- Location Plan**
- Existing Walls
 - Demolition Walls
 - Proposed Walls
 - Line of 2m Head Height
 - Line of 1.5m Head Height
- Ledgend**
- SD - Smoke Detector
 - HD - Heat Detector
 - MV - Mechanical Vent
 - SVP - Soil Vent Pipe
 - RWP - Rain Water Pipe

No.	Description	Date

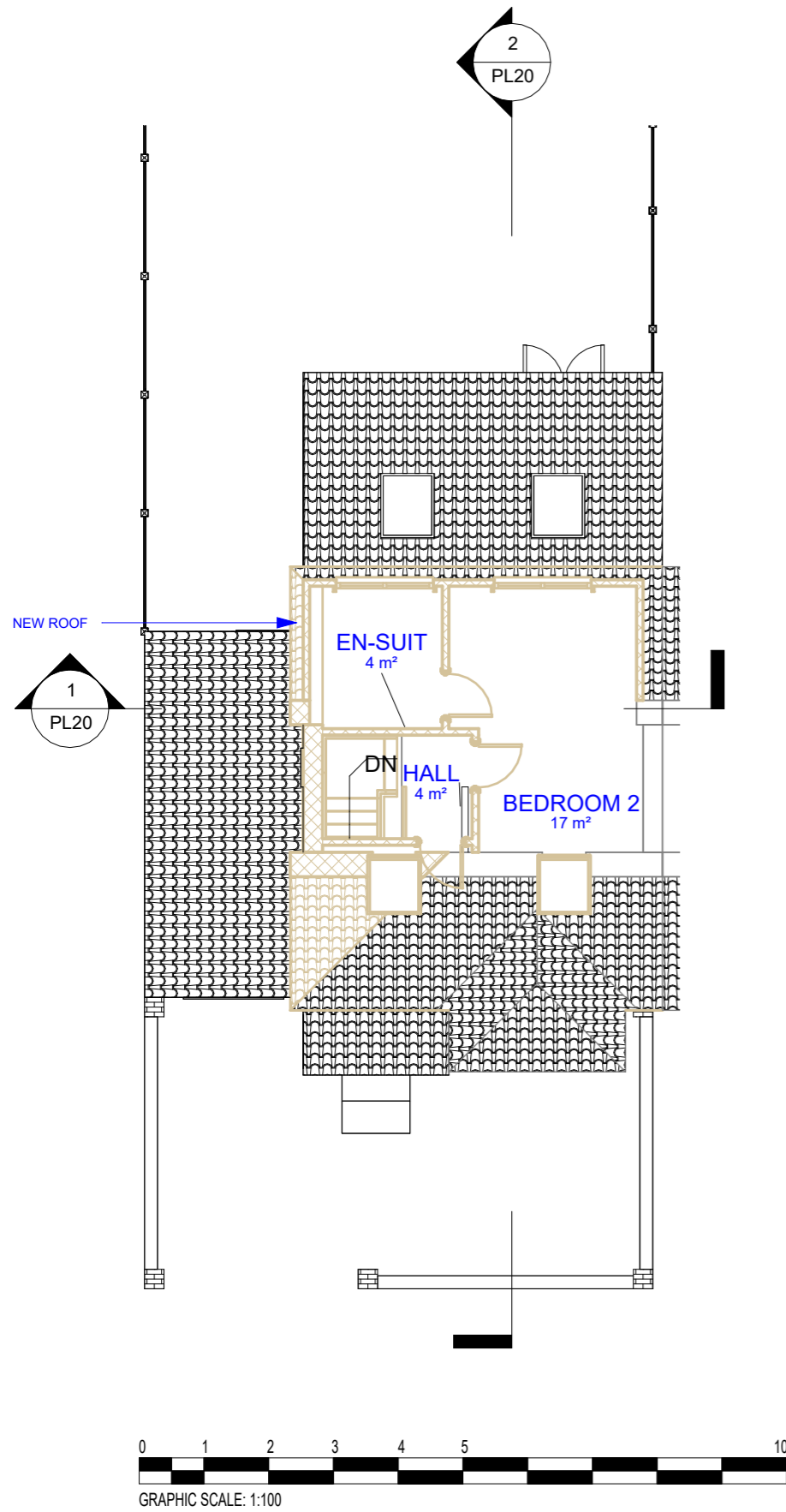


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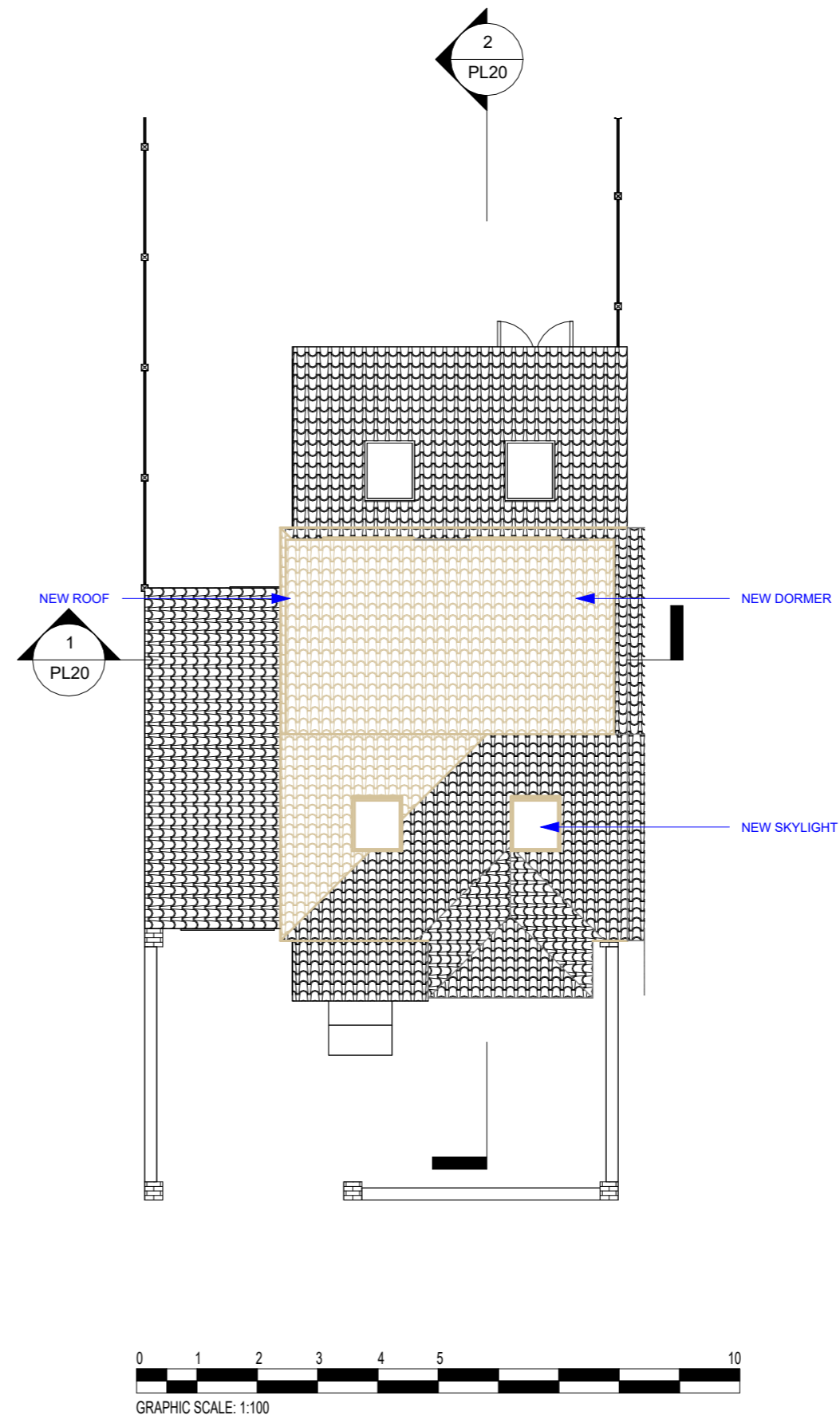
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 Title: PROPOSED PLANS
 Layout Size: A3 As indicated
 Rev:

Sheet No: **PL16**

PROPOSED PLANS



1 PL-03 Proposed Loft Plan
1 : 100



2 PROPOSED ROOF PLAN
1 : 100

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Location Plan

No.	Description	Date



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Project No :
1116

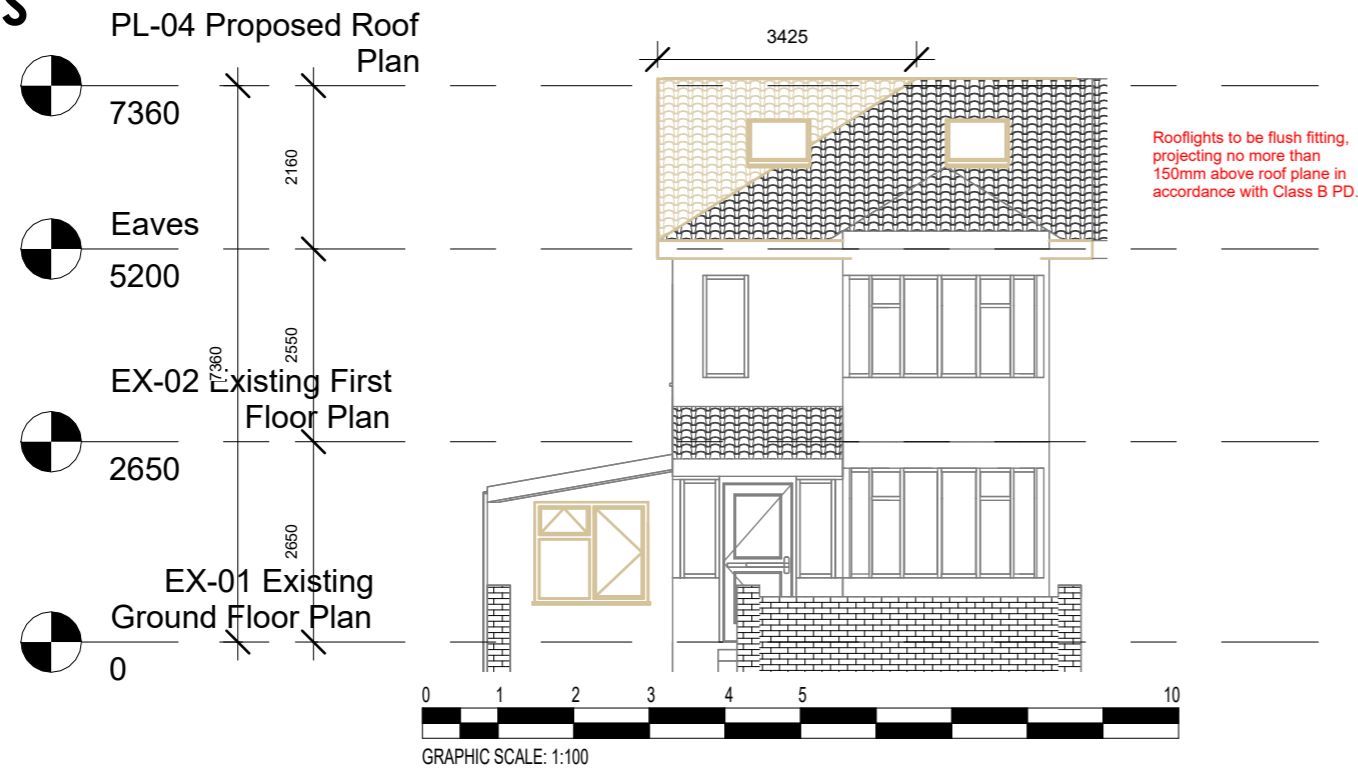
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PROPOSED PLANS

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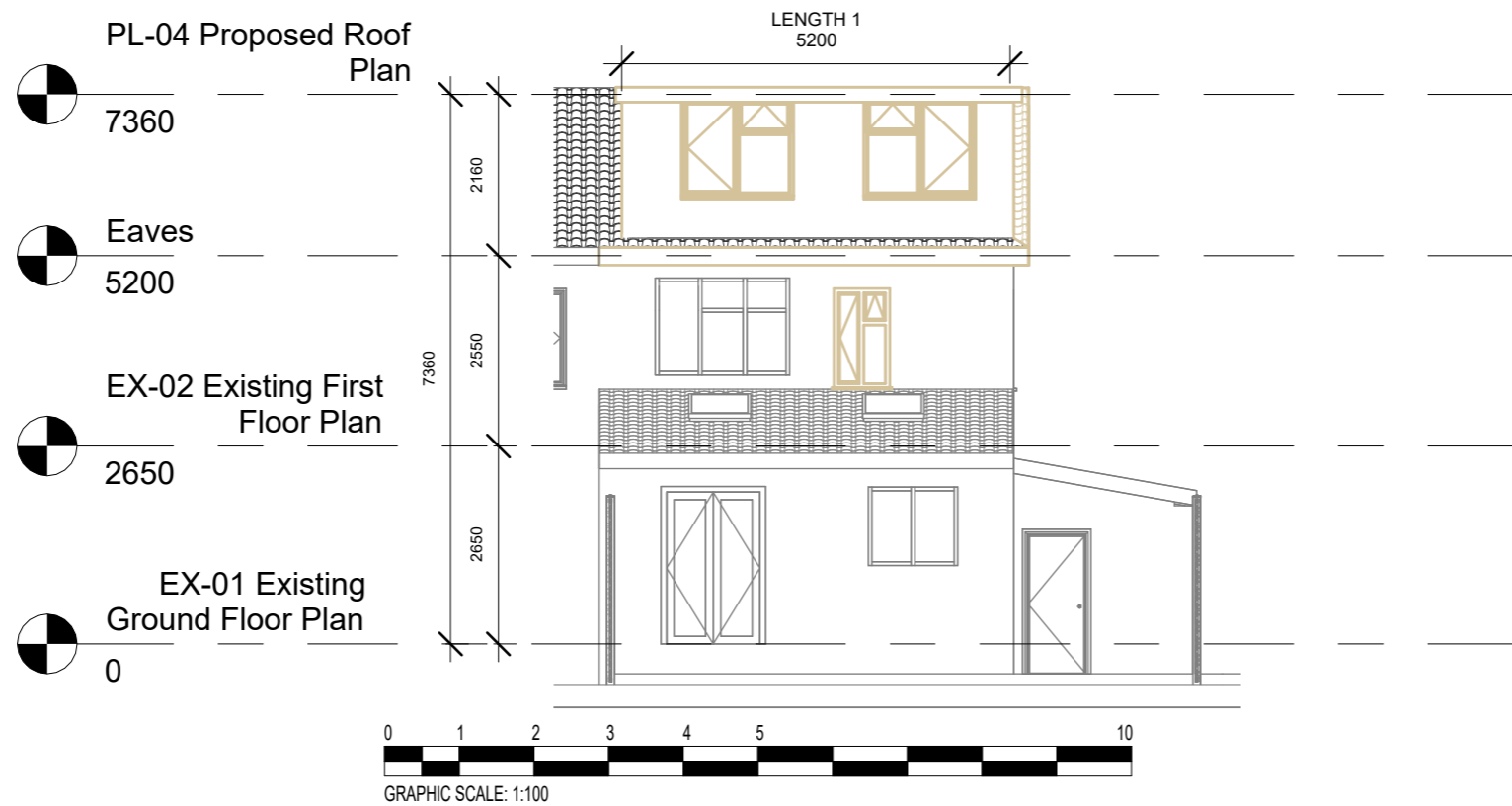
Sheet No :

PL17

PROPOSED ELEVATIONS



1 PROPOSED FRONT ELEVATION
1 : 100



2 PROPOSED REAR ELEVATION
1 : 100

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Location Plan

No.	Description	Date



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Project No: 1116

Title: PROPOSED ELEVATIONS

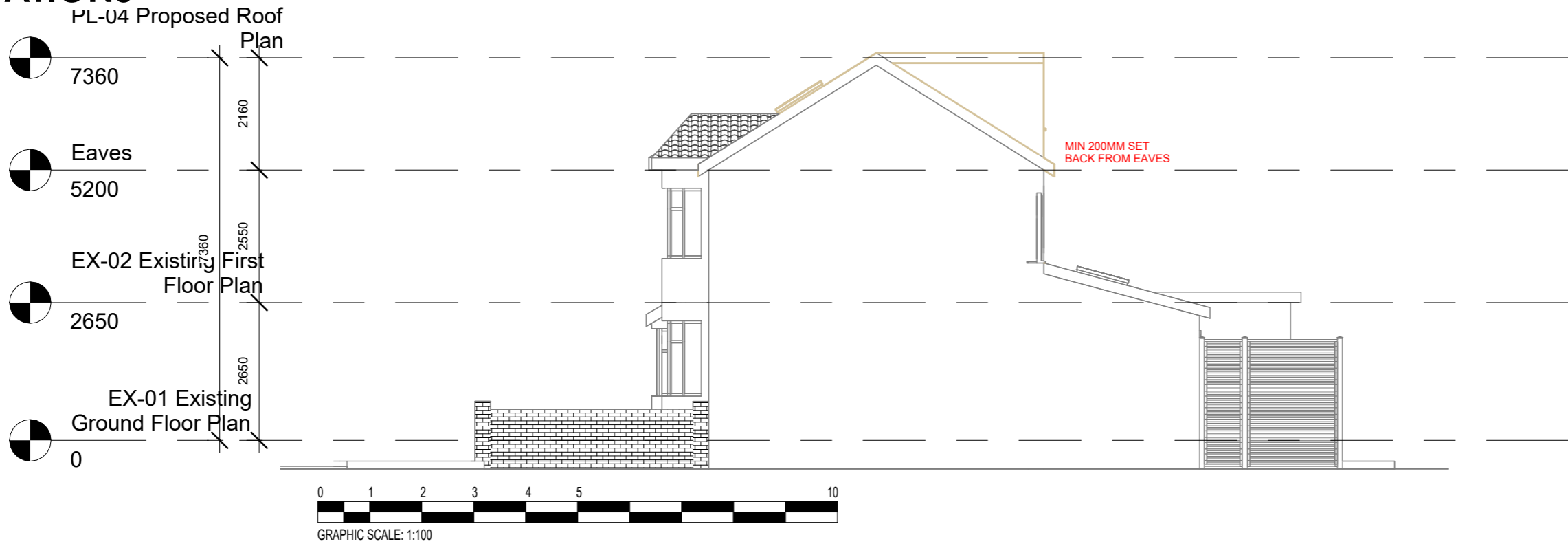
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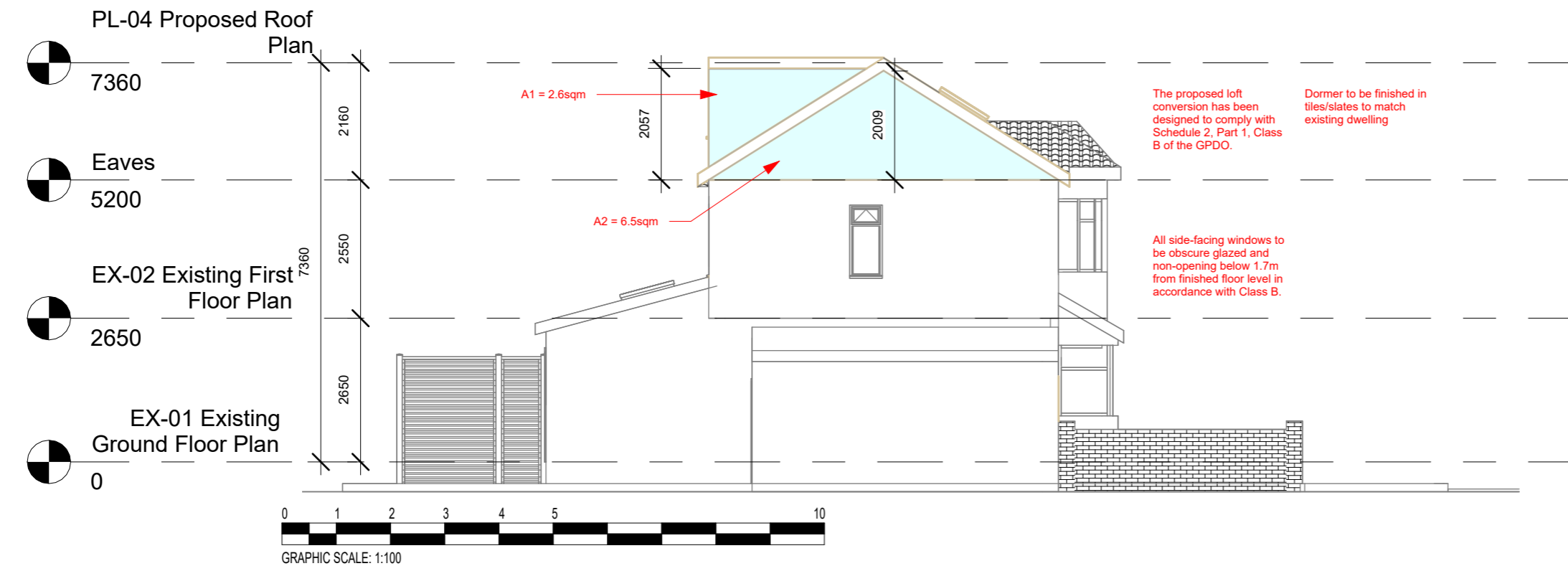
Sheet No:

PL18

PROPOSED ELEVATIONS



1 PROPOSED SIDE ELEVATION
1 : 100



2 PROPOSED SIDE ELEVATION
1 : 100

ROOF VOLUME
NEW ROOF VOLUME = A1 X LENGTH 1
V1 = 2.6M²X5.2M = 13.5
A2 - 6.5m²x3.4m = 22.1 / 2 = 11.5
TOTAL PROPOSED VOLUME = 25.02M³

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Location Plan

No.	Description	Date



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Project No: 1116

Title: PROPOSED ELEVATIONS

Layout Size: A3 1:100

Rev:

Sheet No:

PL19

Supporting Statement

Lawful Development Certificate (Proposed)– Supporting Statement

Site Address: 27 Dawlish Drive, Ruislip, HA4 9SF
Proposal: Loft Conversion with Rear Dormer and Rooflights
Applicant: [Client Name]
Agent: SY Design Studio Ltd

1. Introduction

This statement has been prepared in support of an application for a Lawful Development Certificate (Proposed) under Section 192 of the Town and Country Planning Act 1990 (as amended).

The proposal seeks to confirm that the proposed loft conversion, including the formation of a rear dormer and installation of rooflights, constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

2. Site and Surroundings

The application site comprises a single-family dwellinghouse located at 27 Dawlish Drive, Ruislip. The property is not understood to be:

A listed building

Located within a conservation area

Subject to any known Article 4 Direction removing permitted development rights

The dwelling therefore benefits from normal householder permitted development rights.

3. Description of Proposed Development

The proposed works include:

Formation of a rear roof dormer

Internal loft conversion to create habitable accommodation

Installation of rooflights to the front roof slope

Associated internal alterations

No increase to the existing ridge height is proposed.

4. Assessment Against Class B (Roof Enlargements)

The proposal has been designed to fully comply with Schedule 2, Part 1, Class B of the GPDO.

B.1 (a) – Volume Allowance

The additional roof volume created by the development is approximately 25.02m³, which is:

Below the 40m³ limit for terraced houses, and

Below the 50m³ limit for semi-detached or detached houses

The proposal therefore complies with Class B volume restrictions.

B.1 (b) – No Extension Beyond the Plane of the Existing Roof Slope Forming the Principal Elevation

The proposed dormer is located on the rear roof slope only. No enlargement extends beyond the roof slope forming the principal elevation.

Compliant.

B.1 (c) – Height

The development does not exceed the height of the existing roof ridge.

Compliant.

B.1 (d) – Materials

The dormer and external finishes will be constructed using materials to match the appearance of the existing dwellinghouse.

Compliant.

B.1 (e) – Eaves

The development does not extend beyond the outer face of the external walls of the original dwellinghouse at eaves level.

Compliant.

B.1 (f) – Side-Facing Windows

Any side-facing windows will be:

Obscure glazed, and

Non-opening below 1.7m above finished floor level

Compliant.

B.2 – Rooflights

The proposed rooflights will be conservation style, flush fitting and will project no more than 150mm above the plane of the existing roof slope.

Compliant.

5. Conclusion

The proposed loft conversion has been carefully designed to comply fully with the requirements of Schedule 2, Part 1, Class B of the GPDO (2015, as amended).

The development therefore constitutes permitted development, and it is respectfully requested that the Local Planning Authority issue a Lawful Development Certificate (Proposed) confirming the lawfulness of the works.

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Location
Plan

No.	Description	Date



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STUDIO

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Project No :

1116

Title :
Supporting Statement

Layout Size : A3

Rev :

Sheet No :

PL21

03/02/26