

DRAWING NOTES

Dimensions: Where dimensions to be taken in preference to listed dimensions, the Contractor is responsible for checking dimensions. All work to be carried out to the requirements, and to the satisfaction of the Local Authority. These drawings are to inform purposes only. All dimensions shall be to the centre of the wall unless otherwise stated.

Discrepancies: All dimensions shall be to the centre of the wall unless otherwise stated.

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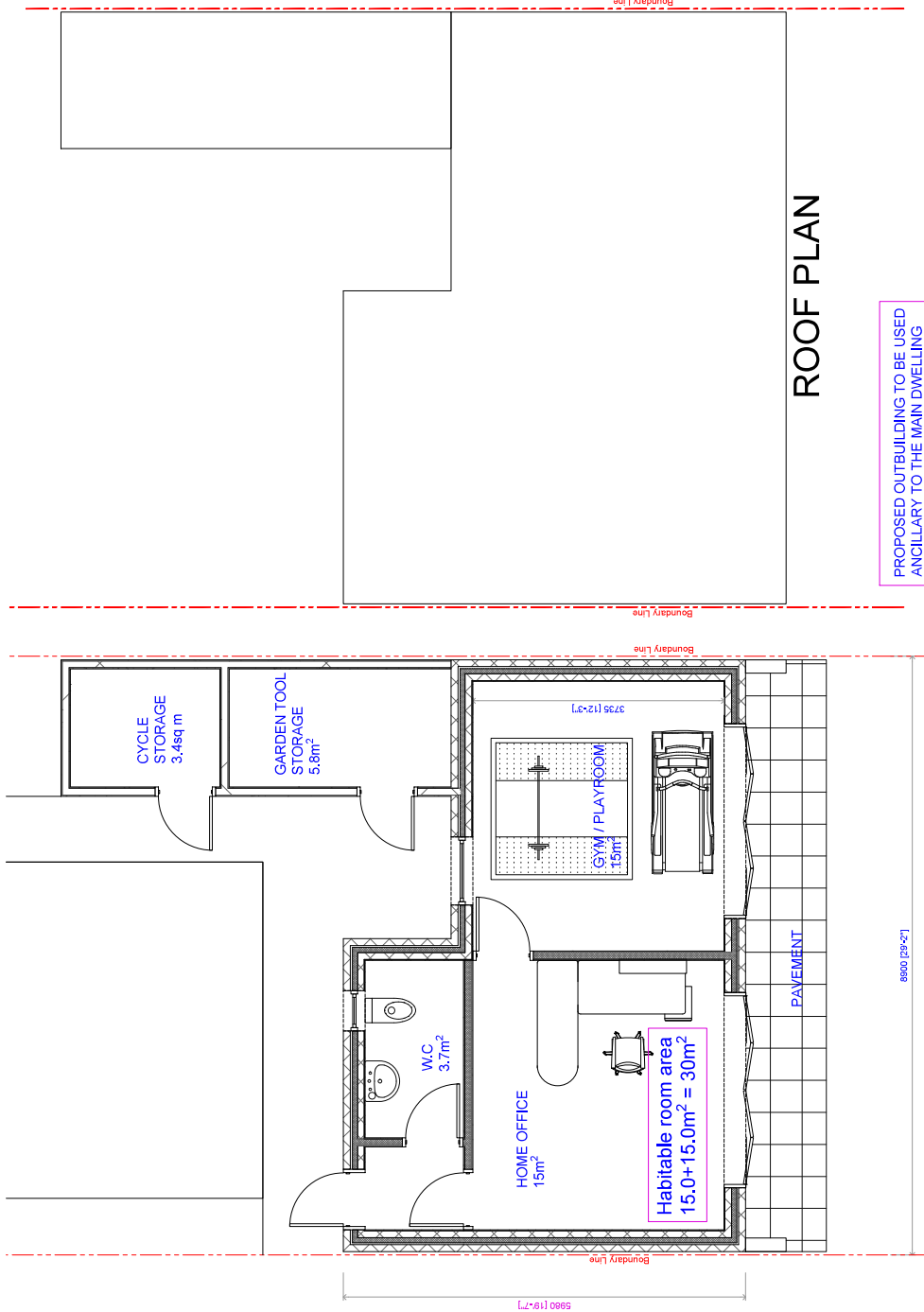
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ROOF PLAN

PROPOSED OUTBUILDING TO BE USED ANCILLARY TO THE MAIN DWELLING (GYM / OFFICE)

PROPOSED FLOOR PLAN

Proposed single storey outbuilding (external covered area = 57m²)

GENERAL CONSTRUCTION

- Timber Frame (Tanalised) with 50mm Rockwool Insulated Cavity Incorporating breathable Foiled photon wrap
- Internal High Density particle board with washable Surface
- 80mm Interlocking Insulated Floor Panels sit on top of Concrete Pile Foundation
- Roof Kingspan 65-95mm Thick Insulated Composite Panels - Olive Green Finish
- Shiplap T & G Cladding Constructed in Tanalised Redwood to all Elevations
- UPVC Doors & Window Frames. In Graphite Grey with Pilkington Glass

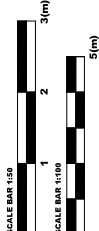
Development and other buildings cover more than 50% of ground area around original dwelling? No

(a) Existing plot area: 540 sq.m
(b) Existing Dwelling, Extension and garage: 97.5 sq.m
(c) Proposed Annex: 46.3 sq.m
(d) Proposed Cycle/Garden storage: 11.7 sq.m
= 58 sq.m (13%)

394.5 Sq. m free area retained after development is more than 50% of 442.5 Sq. m total original free area of plot, therefore proposal complies with Hillington Council policy HDAS SPD Residential Extensions - 60 square metres for a 3 bedroom house

Why CLD should be granted?

The proposed complies with the guidelines set out in the following:
Under Class E (Jan 2013) subsection
E.1(a) All existing & proposed development occupies 50% of the plot, development does not breach forward of the principal elevation
(c) proposed is single storey
(d) maximum height is 2.5m (as defined above)
(e) eaves height is less than 3.0m (as defined above)
(f) no balconies, verandas or raised platforms
(g) no extension to the main building nor an antenna
(h) not a container. Furthermore, the proposed is situated at least 5m away from the nearest part of the existing building.
The use of the outbuilding would be ancillary to the main dwelling house. It would include exercise and relaxation area, office and WC, which based on them needed for the rooms and proximity to the main building would be used on an occasional



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