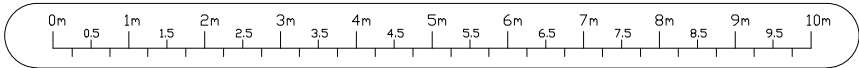
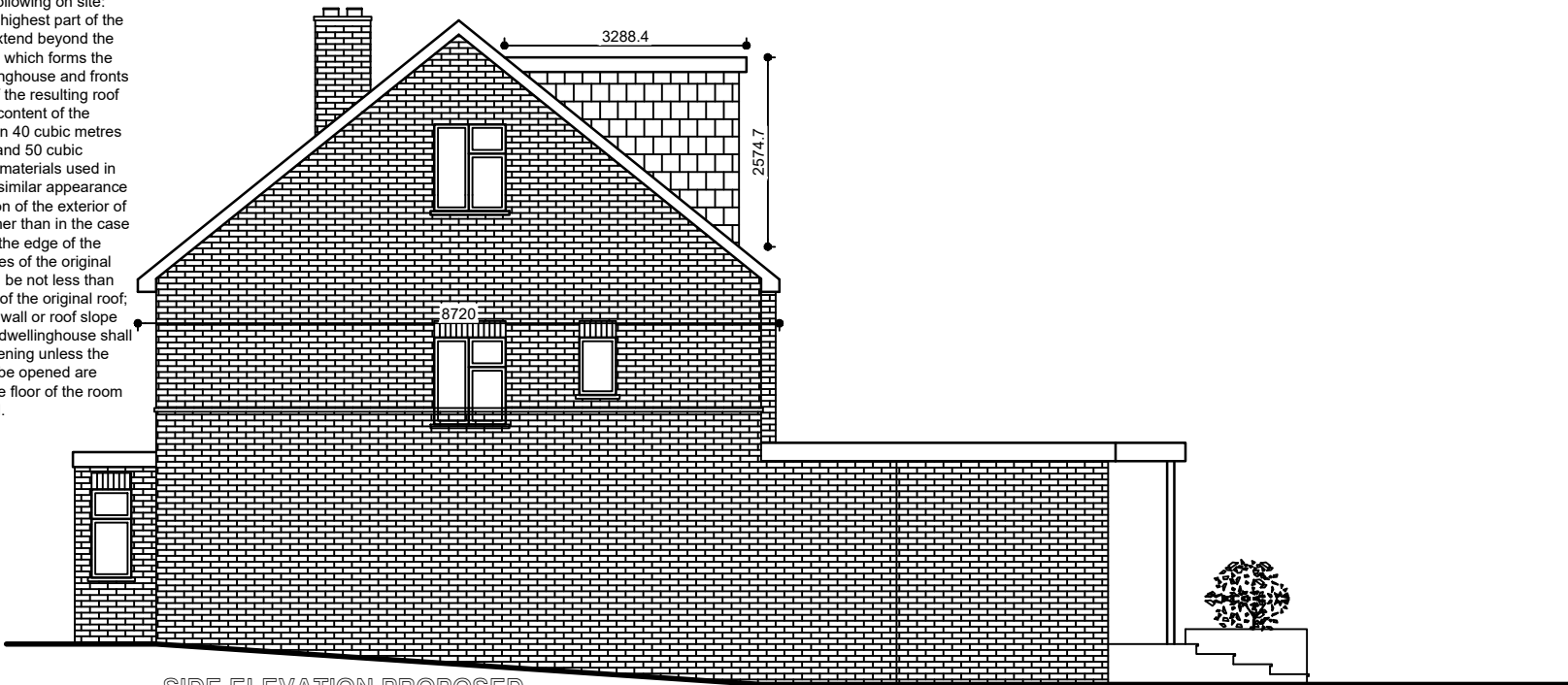


FRONT ELEVATION PROPOSED

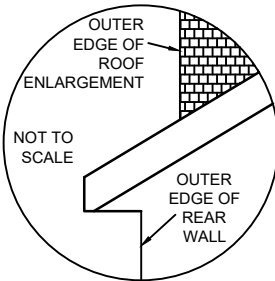


Class B Permitted development - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The Contractor to Ensure the following on site:  
Any part not to higher than the highest part of the existing roof; any part not to extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; the cubic content of the resulting roof space not to exceed the cubic content of the original roof space by more than 40 cubic metres in the case of a terrace house and 50 cubic metres in any other case; the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.



SIDE ELEVATION PROPOSED  
(AS VIEWED FROM NO. 14)



ENLARGED EAVES DETAIL

As per recent High Court case (Waltham Forest London Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2816, the 20cm set back should be measured from the closest point of the projecting eaves (which is the intersection with the wall), rather than from the outer edge of the projecting eaves.

New Loft Volume		
To create gable end	$(4.23 \times 3.69 \times 8.72)/6$	= 22.68 cu.m
To create rear dormer	$(6.09 \times 2.57 \times 3.28)/2$	= 25.66 cu.m
		= 48.34 cu.m

GLAZING ADJACENT TO NEW LOFT STAIRCASE REQUIRED TO BREAK SAFELY AND ALSO ACT AS GUARDING AND THERE FORE RESIST THE SAME HORIZONTAL FORCE/IMPACT AS IN BS EN 1991-Z-Z.2002. IF WINDOW HAS OPENABLE PART ALONGSIDE NEW STAIRS, PROVIDE SUITABLE NON CLIMBING GUARDING.

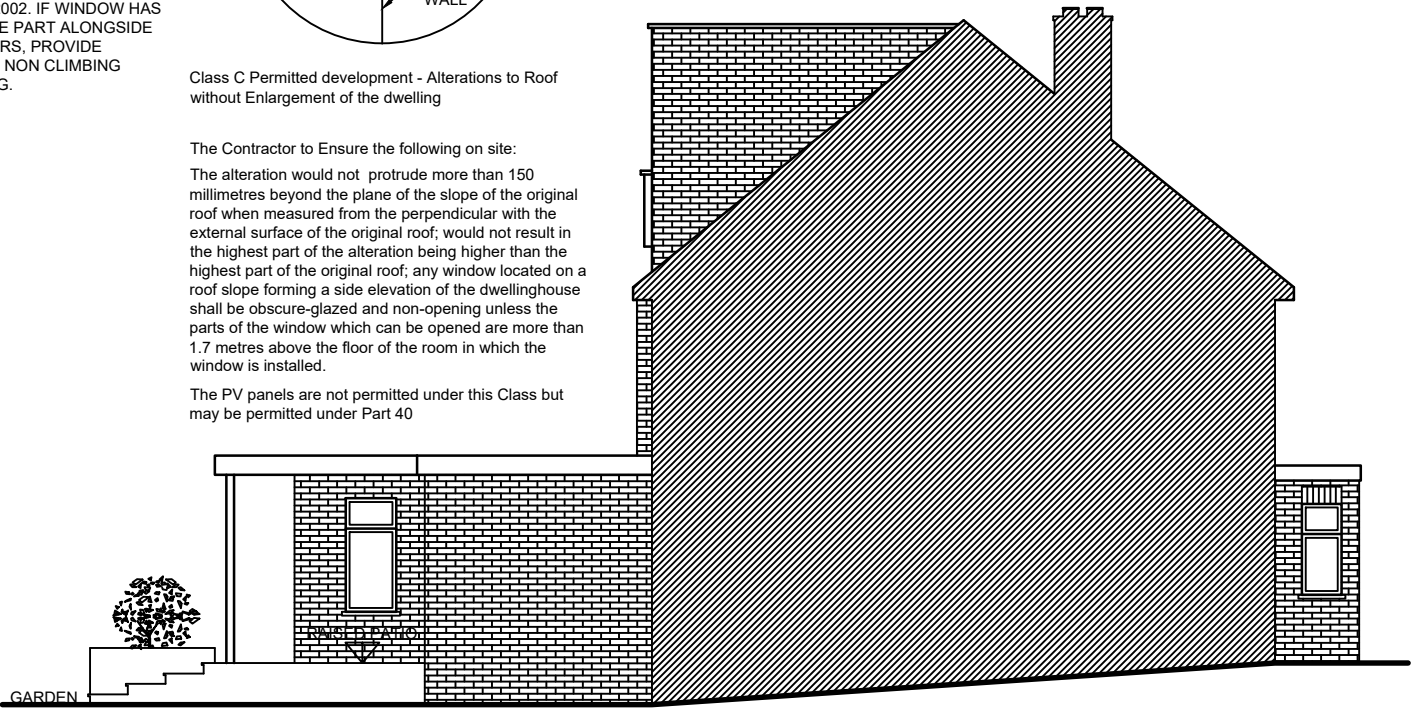
Class C Permitted development - Alterations to Roof without Enlargement of the dwelling

The Contractor to Ensure the following on site:  
The alteration would not protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; would not result in the highest part of the alteration being higher than the highest part of the original roof; any window located on a roof slope forming a side elevation of the dwellinghouse shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The PV panels are not permitted under this Class but may be permitted under Part 40



REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED  
(AS VIEWED FROM NO. 18)

**ICREATE** ©  
DESIGN LIMITED  
Planning & Designing of All Types of Building Works  
1 CRABTREE CLOSE, BUSHEY, WD23 3BJ  
Tel: 07886759400 ; EM: ikreated@gmail.com

REV	DATES	COMMENTS
	20.09.2023	FOR CLIENT REVIEW/PLANNING

CLIENT  
MR. & MRS. KEDARE  
16 OAKWOOD ROAD,  
NORTHWOOD  
HA5 3UE

CLIENT  
LOFT COVNERSSION WITH REAR DORMER  
AND HIP TO GABLE EXTENSION ALONG  
WITH ASSOCIATED ALTERATIONS

SCALE:  
1:100@A3  
DWG:  
16OakwoodRd-004