

Proposed typical section AA

Brief detail of relevant planning, design and access statement under the local and national planning policies

The proposed Part two/single storey Rear extension is planning to extend up to 7.750m from the original rear elevation wall as indicate in the proposed drawing. The existing conservatory will be demolished prior to commence the new development work, once the planning permission is approved. The proposed part two storey rear extension will not exceed more than 4m from the original rear elevation. Both sides of the proposed development will not exceed the sides both side of building lines and agreed and respect to the Neighbour's opinion to maintain the side boundary existing features as them except timber fence will set up as demarcations of the property boundary line in some places at the rear garden. Therefore, both sides of the building is at least 1m set back from the both sides boundary lines to maintain as detach building and preserving the character of the building. The surrounding properties with in the proposed developments are subjected to various type of extensions from front as well as rear elevations, because of them plots of those lands are reasonably large and detached buildings. The proposed development is not visible from main road and not obstructing day or sun lights to neighbouring properties. The proposed development would not creating of violating of privacy and no windows directly contact with neighbouring properties subject to impact on local amenity. All the proposed side windows are obscured double glazing windows and protecting privacy against existing side windows of the neighbouring property.

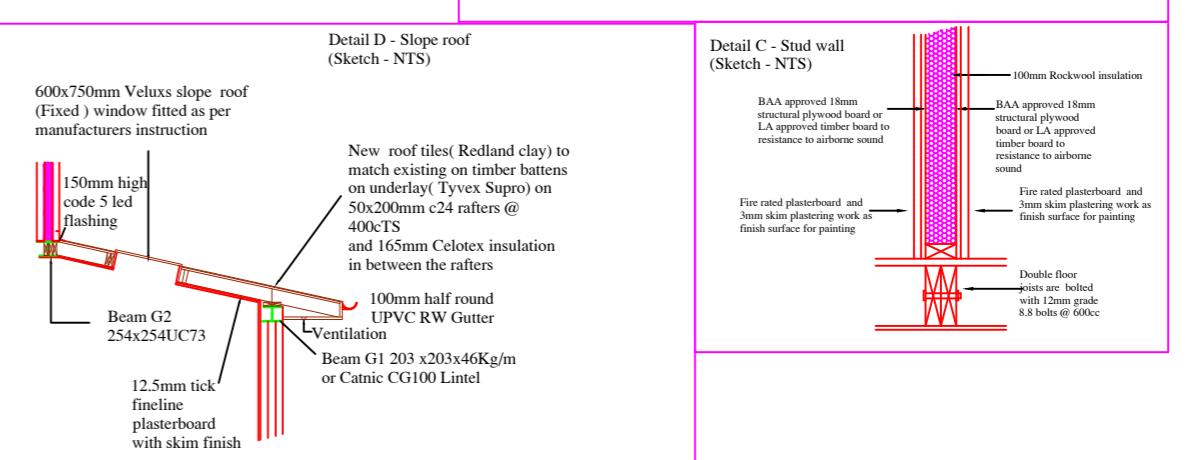
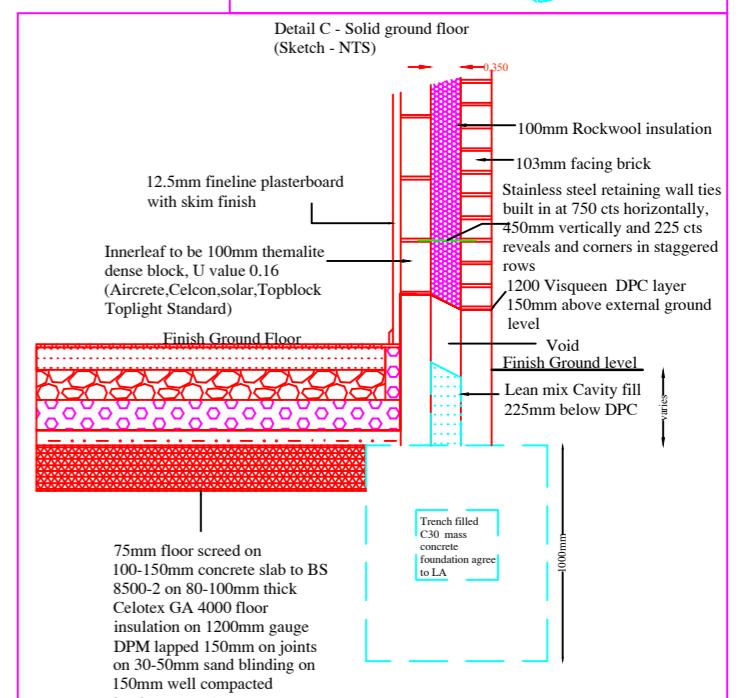
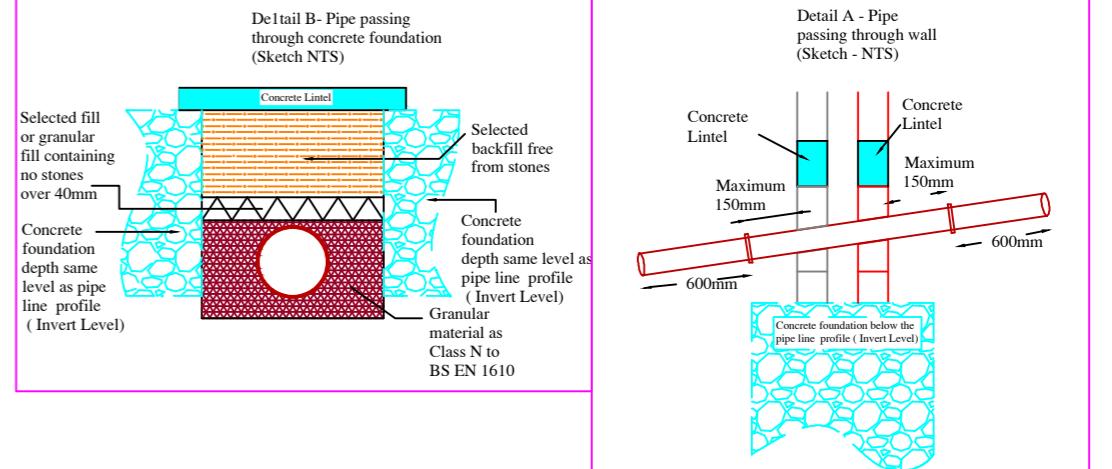
The total proposed development area with in the cartilage of the property would not exceed 50% of the total area of the cartilage after excluding the ground area of the original dwelling house.

The existing garage is setback from the front building line of the original dwelling house and the proposed development in related to front elevation is match the existing building line and the existing garage keep for additional parking in addition to have parking space in the driveway. The adequate space between side boundary and building line will use as fire escape route in this development, and also maintaining as passage way for use as waste management purpose similar to other development in the street.

The relocation of front windows in ground floor proportionate with first floor level to create additional front windows are facing from front elevation.

The proposed roof addition at rear roof extension will not create living space but match with the front double pitch roof to give a better design without harmful to the local amenity. The proposed roof windows will protect privacy of neighbors except welcoming more day light to the first floor habitable room. The proposed building appearance will match the existing appearance of brick wall, windows and doors.

All the new drainage are connecting to the existing system, otherwise use a build a Soakaway in the rear garden as appropriate to BRE364 and building regulations.



LEGEND <ul style="list-style-type: none"> New foundation 600mmx1000mm New development work Party wall boundary line Property boundary line Structural steel work Underground pipe line Insulation 			<p>Site 61 Kingsend Ruislip HA4 7DD</p> <p>Job Title Erection of a part two/single storey rear extension and internal alteration</p> <p>Drawn by: SLJCS Design Date: 08 May 2023 Drawing No: SLJCS/61K/2023-P5 Scale: 1:100 in A3 Revision: A</p>
			<p>Scale :- 1:100 in A3</p>