

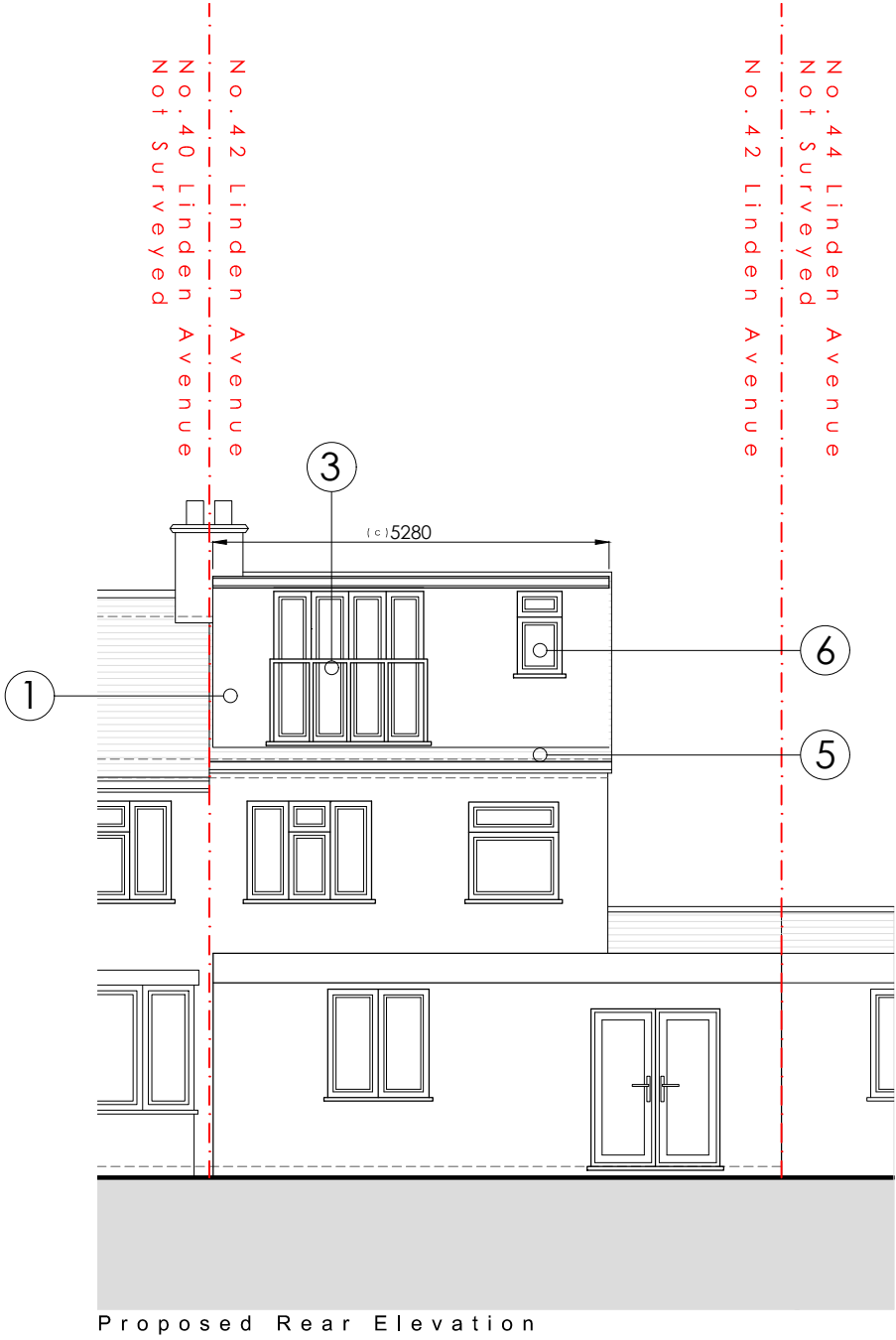
1 : 1 0 0 S C A L E B A R



INTERNAL GROSS AREA: 14.1m²

No. KEY :

1. New wall construction to match Existing.
2. New uPVC/Aluminium window system to match existing.
3. New uPVC/Aluminium Juliet balcony system to match existing.
4. New hip to gable roof with matching roof tiles.
5. New pitch roof with gutter sytem to match existing style.
6. New obscure glass uPVC/Aluminium window system to match existing.
7. New roof lights.
8. New dormer flat roof.
9. New hip to gable wall to match existing.
10. Proposed wall to be in situ with boundary line.



Area Precedents

The following examples on Linden Avenue illustrate similar roof extensions where ridge height increases were approved:

No. 76 – Loft conversion with ridge raised to achieve 2m ceiling height with ridge increase in height (Ref. 23965/APP/2013/346).

No. 87 – Ridge increased by 250mm with dormer and gable (Ref. 57345/APP/2017/3487).

No. 19 – Ridge height increase granted on appeal (Ref. 62245/APP/2017/1465).

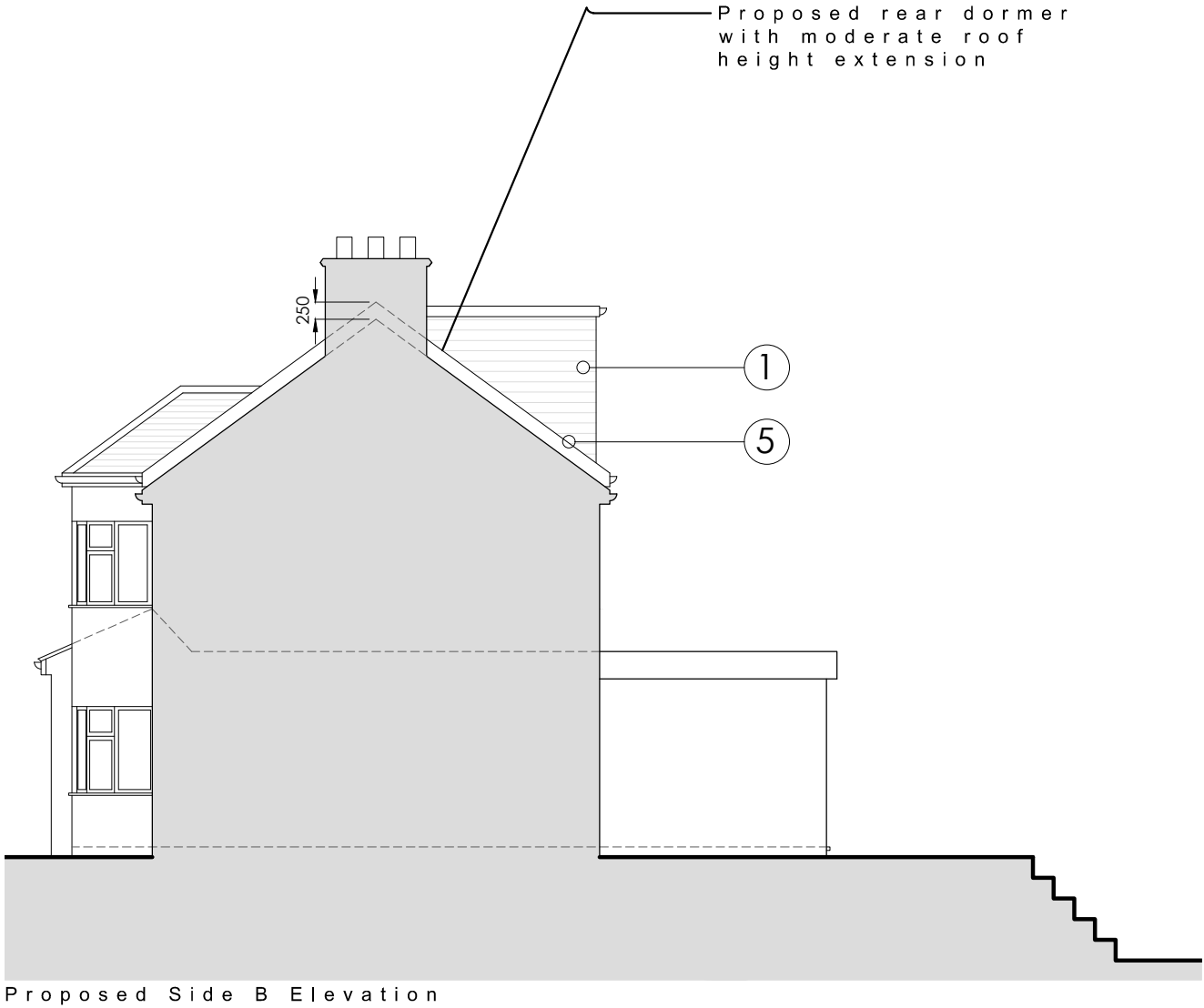
Calculation for roof volume
Hip to gable with rear dormer

V1 - Rear Dormer
 $((a)2.3 \times (b)3.1 \times (c)5.3) / 2 = 18.9\text{m}^3$

V2 - Hip to Gable
 $((x)6.5 \times (y)2.7 \times (z)2.6) / 6 = 7.6\text{m}^3$

V1 + V2 = 18.9 + 7.6 = 26.5m³

26.5m³ < 50m³ volume for rear dormer



STAGE No : 3

STAGE TITLE : Planning

Rev:01

DRAWING SCALE: 1:100@A3

DRAWING Ref:PE2

DRAWING TITLE : Proposed Elevations 2

DATE : 2025.09.02

PROJECT : 42 Linden Avenue, Loft Conv.

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