

FACING MATERIALS TO MATCH EXISTING DWELLING HOUSE

FEBRUARY 2022

PLANNING ISSUED

FRONT ELEVATION



RT
Architectural consultants

RAHUL TAHEEM LTD, Registered in England and Wales. Company registration number 12238895.
Director Rahul Taheem BSc (Hons), Grad Dip Arch, MA Arch.
Registered address 39 Wakemans Hill Avenue, London, NW9 0TA.

Notes

Rev	Date	Comments
-----	------	----------

Notes

- This drawing is for town planning purposes only. It is not to be used for construction or any other purpose.
- The client is responsible for obtaining all statutory provisions including Building Regulations approval, works under the Party Wall Act 1996, and CDM Regulations 2015.
- Any figured dimensions are based on limited survey information. All dimensions are to be verified by the contractor prior to the commencement of works. Any discrepancies to be reported immediately.
- Any other discrepancies or omissions to be reported immediately

Class B – additions etc to the roof

This provides permitted development rights for the enlargement of a house consisting of an addition or alteration to its roof.

Under Class B the following limits and conditions apply:

B.1 Development is not permitted by Class B if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use);

Enlargement is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4).

COMPLIES, PERMISSION TO USE DWELLINGHOUSE NOT GRANTED UNDER PD

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

COMPLIES, WORKS DO NOT EXTEND BEYOND FRONT ELEVATION

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than -

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case

COMPLIES, WORKS UNDER 50m3

(e) it would consist of or include -

- (i) the construction or provision of a verandah, balcony or raised platform, or
- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe

COMPLIES. NONE OF THE ABOVE PROPOSED

(f) the dwellinghouse is on article 2(3) land
In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites, roof extensions are not permitted development and will require an application for planning permission.

COMPLIES. NONE OF THE ABOVE APPLICABLE

Conditions

B.2 Development is permitted by Class B subject to the following conditions:

(a) 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.

COMPLIES, ANNOTATION STATES MATERIALS MATCH

(b) the enlargement shall be constructed so that –

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
- (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

COMPLIES, EAVES RETAINED AND EDGE MORE THAN 20cm

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be -

- (i) obscure-glazed, and
- (ii) 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

COMPLIES, ANNOTATION ON PLANS

Architectural floor plan of a house. The plan includes the following rooms and dimensions:

- EAVES STORAGE**: Located at the top of the plan.
- Bedroom 1**: 12.45m² (1.5m line), 2.0m H.
- Bedroom 2**: 12.05m².
- Bathroom**: Located between the two bedrooms.
- Kitchen**: Located at the bottom right of the plan.
- Stairs**: Located on the left side of the plan.

Dimensions and measurements:

- Overall width: 5650
- Overall depth: 4015
- Room dimensions: 3645, 2410, 3000, 4715, 1655, 2605.

Labels and notes:

- Front wall**: Indicated by a red line and arrow on the left.
- Rear wall**: Indicated by a red line and arrow on the right.
- Obscure**: A vertical label on the left side of the plan.
- NOTE NEW STAIRS TO LOFT TO BE CONFIRMED ON SITE BY SPECIALIST FABRICATOR. DESIGNED TO AD'K**: A note on the left side of the plan.

Architectural drawing showing the front and rear elevations of a dormer flat roof structure.

Front wall: The upper section shows a gabled roof structure. Below the roofline, there are two rectangular windows, each labeled "VELUX". An upward-pointing arrow is positioned between the two windows.

Rear wall: The lower section shows a rectangular structure labeled "DORMER FLAT ROOF". The dimensions are indicated as 6330 (width) and 3820 (height).

Orientation: A red line runs vertically through the center of the drawing, indicating the orientation of the structure.

First floor proposed

Loft floor proposed

Roof plan proposed

Plans proposed

23 Deane Croft Road, Eastcote, HA5

REAR ELEVATION

0 2.5 5 10

Metres

1:100 (a3)