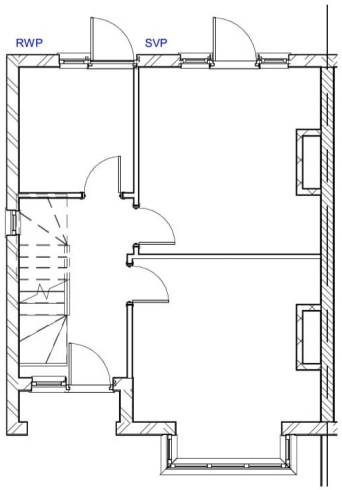
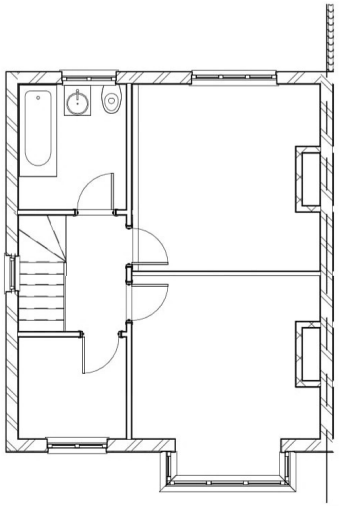


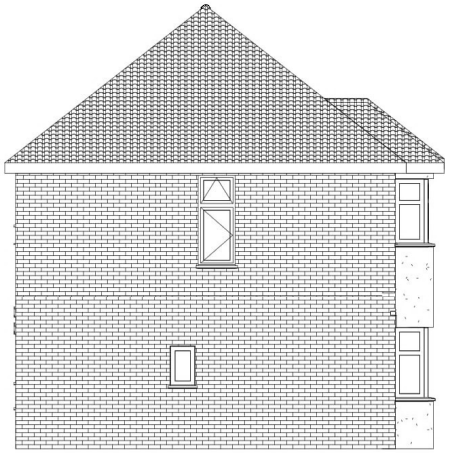
1 **Ground Floor**
1 : 100



2 **First Floor**
1 : 100



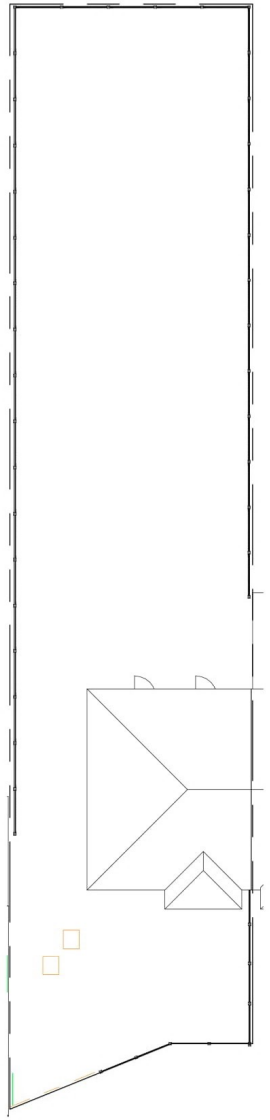
3 **Front Elevation**
1 : 100



4 **Left Elevation**
1 : 100



5 **Rear Elevation**
1 : 100



6 **Site Plan**
1 : 200

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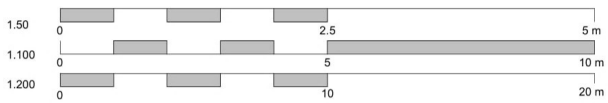

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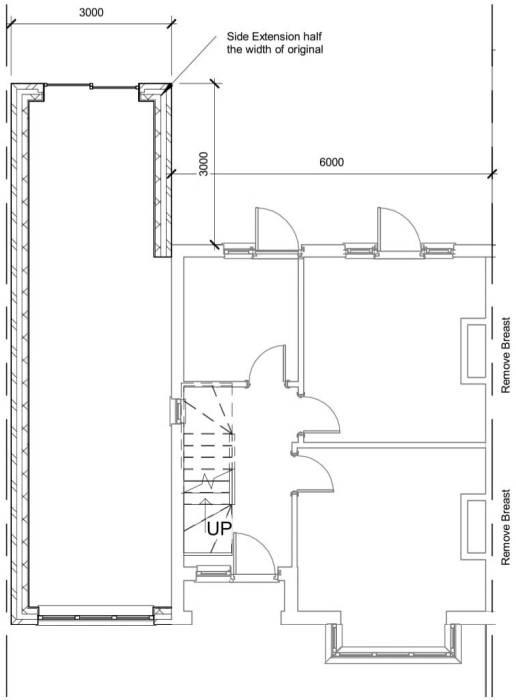
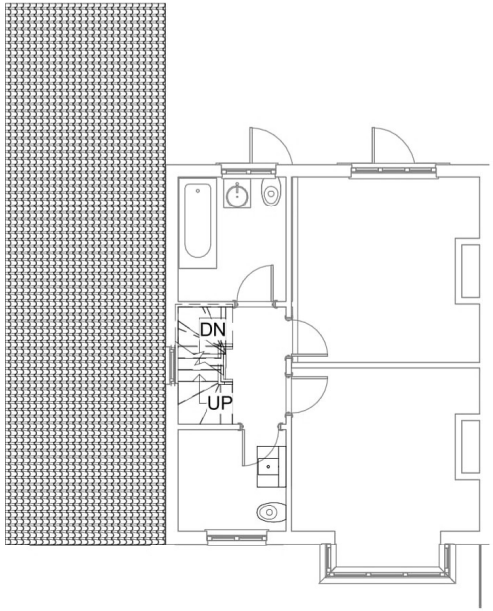
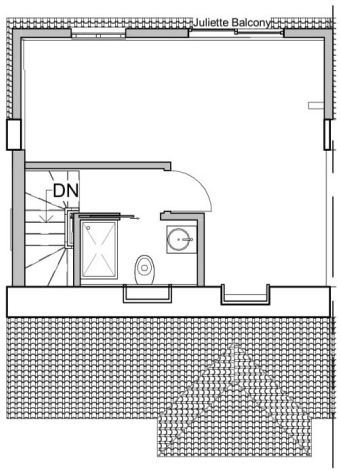
Sarabdeep	134 Long Lane
Existing Floorplan and Elevation	A101
16/03/2021 6:55:58 PM	Document (A3)



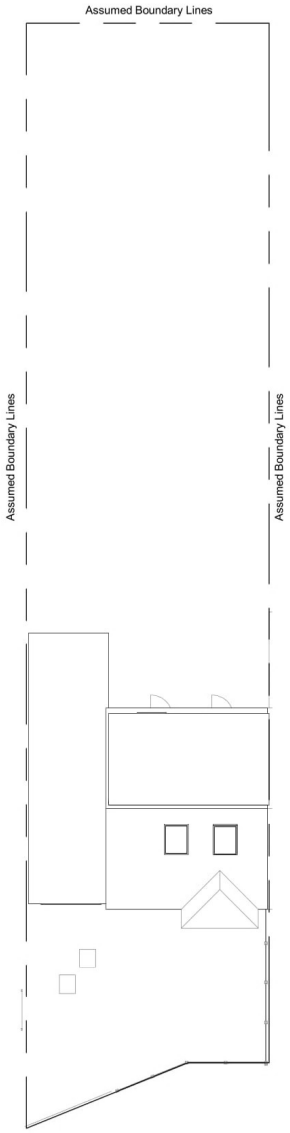
1 Ground Floor
1 : 100



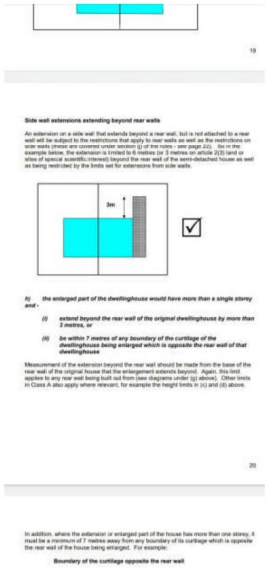
2 First Floor
1 : 100



3 Second Floor
1 : 100



4 Site/Roof Plan
1 : 200



19

Side wall extensions extending beyond rear walls

An extension on a side wall that extends beyond a rear wall, but is not attached to a rear wall will be subject to the restrictions that apply to rear walls as well as the restrictions on side walls (these are covered under section (j) of the rules - see page J2J). So in the example below, the extension is limited to 6 metres (or 3 metres on article 2(3) land or sites of special scientific interest) beyond the rear wall of the semi-detached house as well as being restricted by the limits set for extensions from side walls.

3m

h) the enlarged part of the dwellinghouse would have more than a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

Measurement of the extension beyond the rear wall should be made from the base of the rear wall of the original house that the enlargement extends beyond. Again, this limit applies to any rear wall being built out from (see diagrams under (g) above). Other limits in Class A also apply where relevant, for example the height limits in (c) and (d) above.

20

In addition, where the extension or enlarged part of the house has more than one storey, it must be a minimum of 7 metres away from any boundary of its curtilage which is opposite the rear wall of the house being enlarged. For example:

Boundary of the curtilage opposite the rear wall

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1.50 0 2.5 5 m
1.100 0 5 10 m
1.200 0 10 20 m

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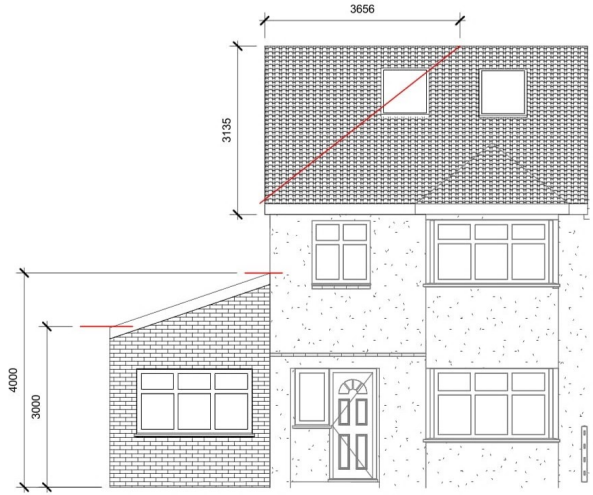
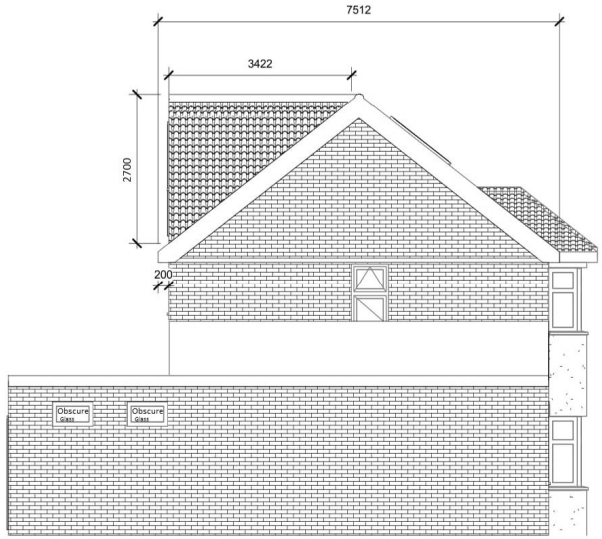
Sarabdeep	134 Long Lane
Proposed Floorplan	A102
16/03/2021 6:56:02 PM	Document (A3)



1 Front Elevation
1 : 100



2 Left Elevation
1 : 100

Hip to Gable

(B * H * L)/6

B - 7.512
H - 3.156
L - 3.656

(7.512 * 3.156 * 3.656)/6 =

14.445m3 - Gable Volume increase

Dormer

(B * H * L)/2

B - 6.000
H - 2.681
L - 3.422

(6.000 * 2.700 * 3.422)/2 =

27.718m3 - Dormer Volume increase

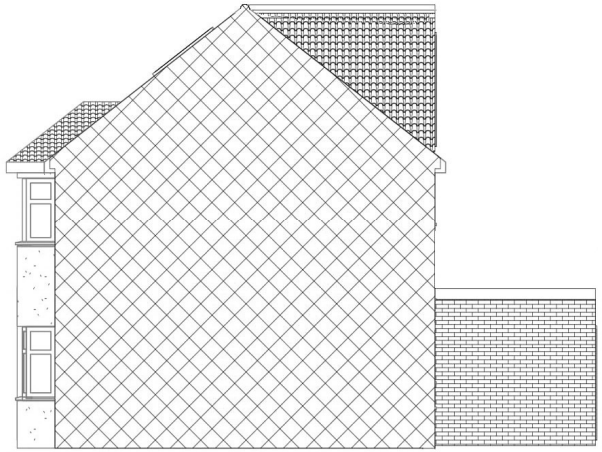
Total Volume Increase

Gable + Dormer =
14.445 + 27.718 =
Total Volume = 42.163m3

PD allowance for semi-detached 50 m3 increase - Therefore conversion falls within PD requirments



3 Rear Elevation
1 : 100



4 Right Elevation
1 : 100

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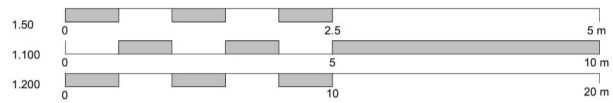

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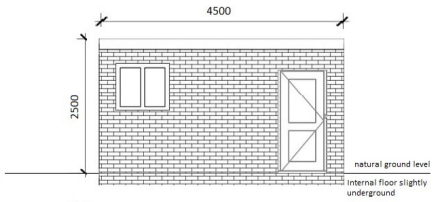
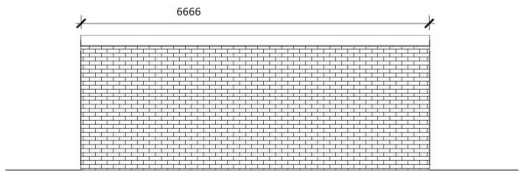
Sarabdeep	134 Long Lane
Proposed Elevations & Site Plan	A103
16/03/2021 6:56:05 PM	Document (A3)

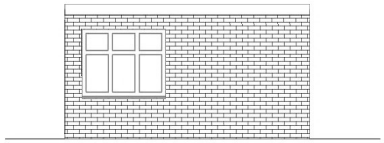
Outbuilding Details



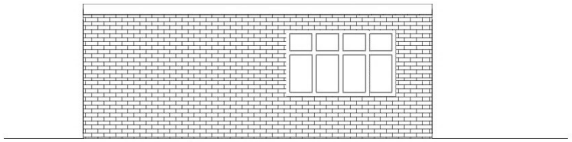
1 **Front Elevation**
1 : 100



2 **Left Elevation**
1 : 100



3 **Rear Elevation**
1 : 100



4 **Right Elevation**
1 : 100

Outbuilding to be incidental to the main building, and used as a fitness room/office/study/storage. It will contain a bathroom.
It will not be attached to any building.
It will be positioned in the rear garden of the dwelling, behind the rear elevation of the existing building
It will not contain a kitchen.
It will be 30sqm external area

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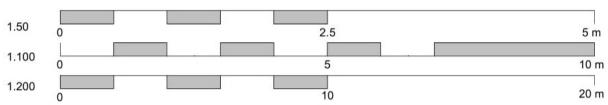

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Sarabdeep	134 Long Lane
Proposed Elevations & Site Plan	A104
16/03/2021 6:56:05 PM	Document (A3)