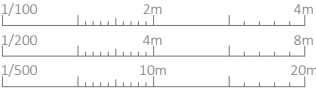
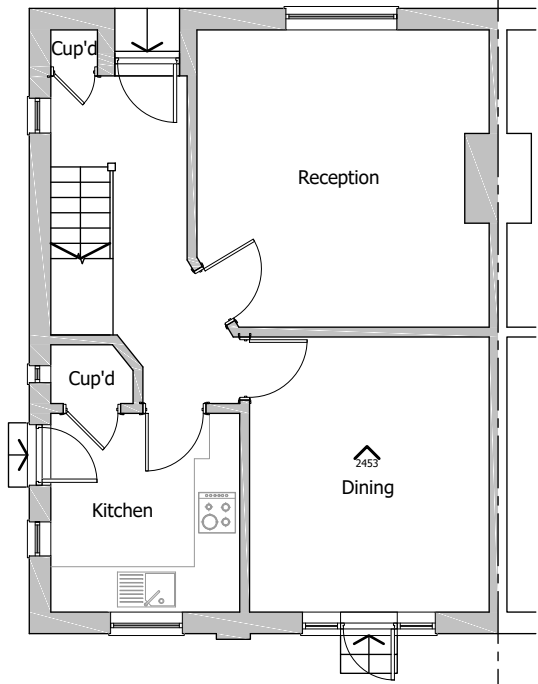


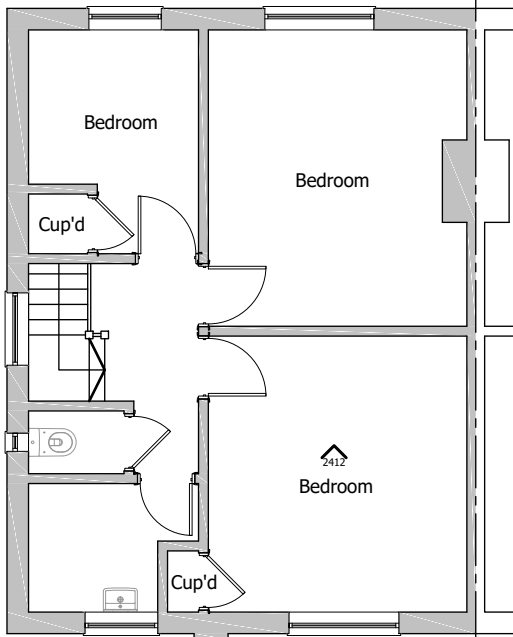
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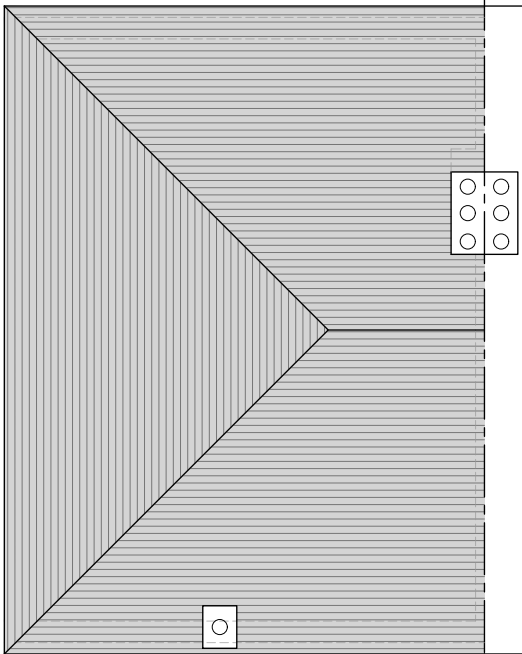
Date	Rev.	Details
-		



GROUND FLOOR PLAN



FIRST FLOOR PLAN

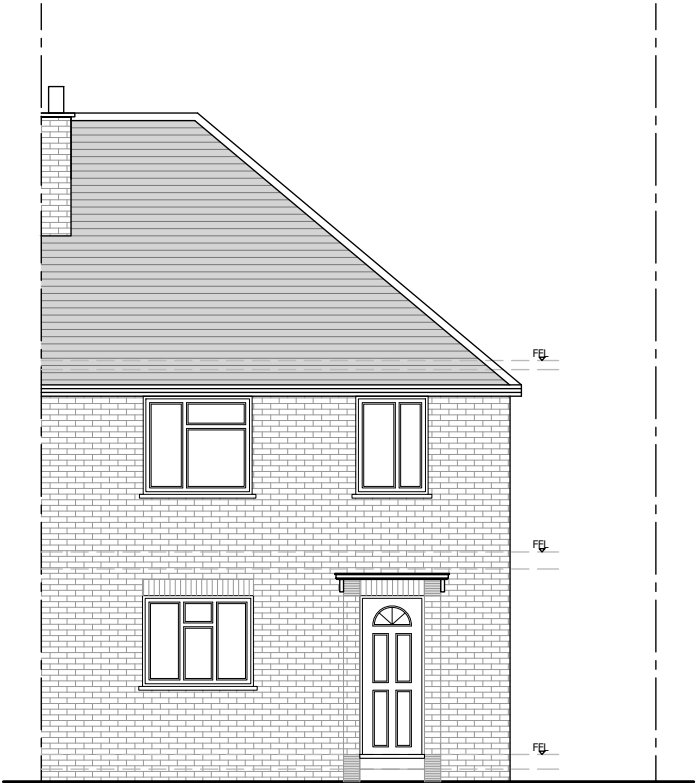


ROOF PLAN

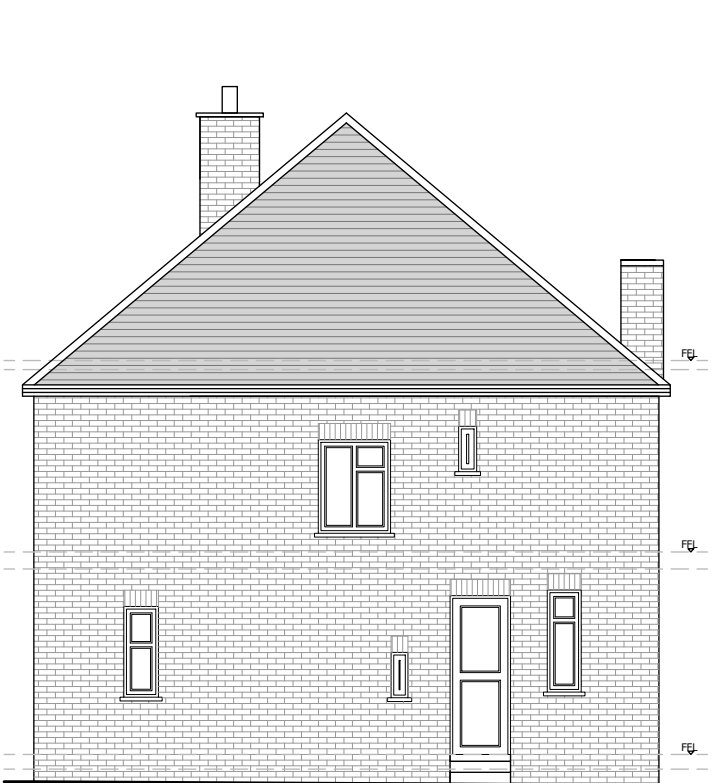
PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Existing GA	DATE	04/2022
REV	SCALE 1/100	PAGE 01	PAPER A3

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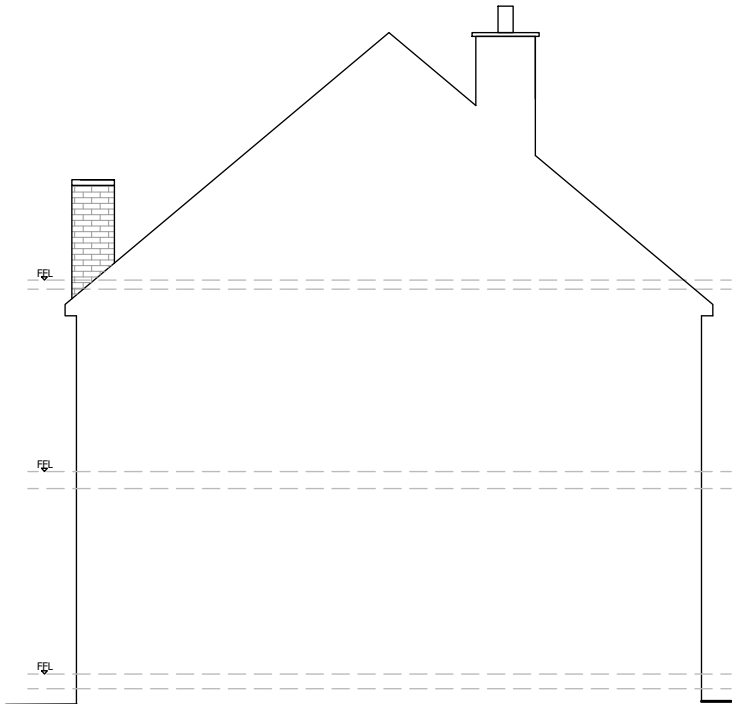
FRONT ELEVATION



FLANK ELEVATION

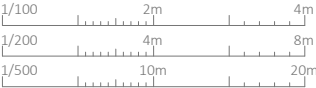


REAR ELEVATION



FLANK ELEVATION

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Date	Rev.	Details
-		

PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Existing Elevations		DATE 04/2022
REV	SCALE 1/100	PAGE 02	PAPER A3

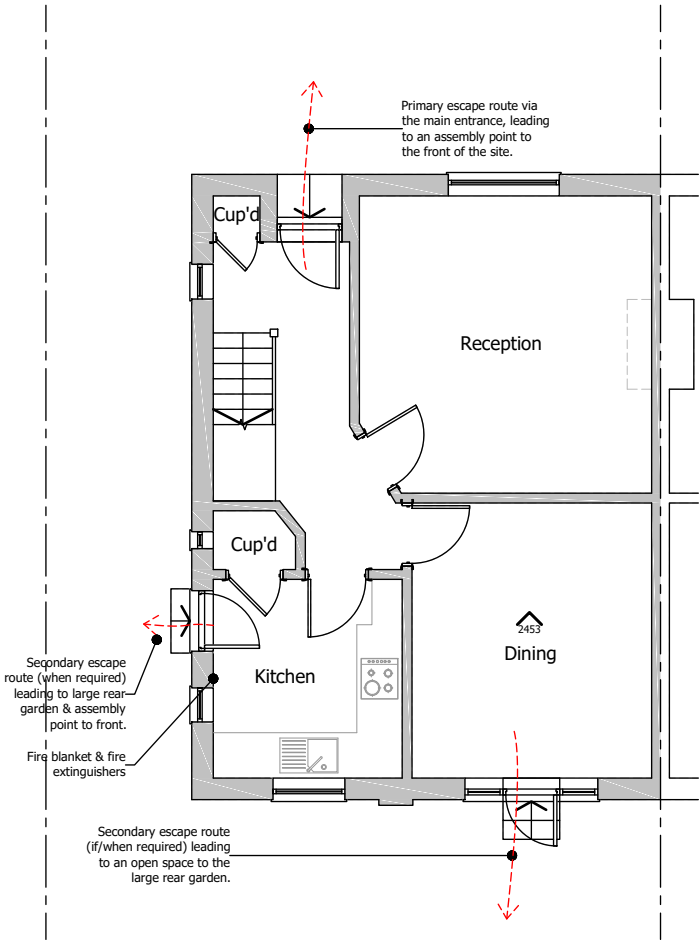
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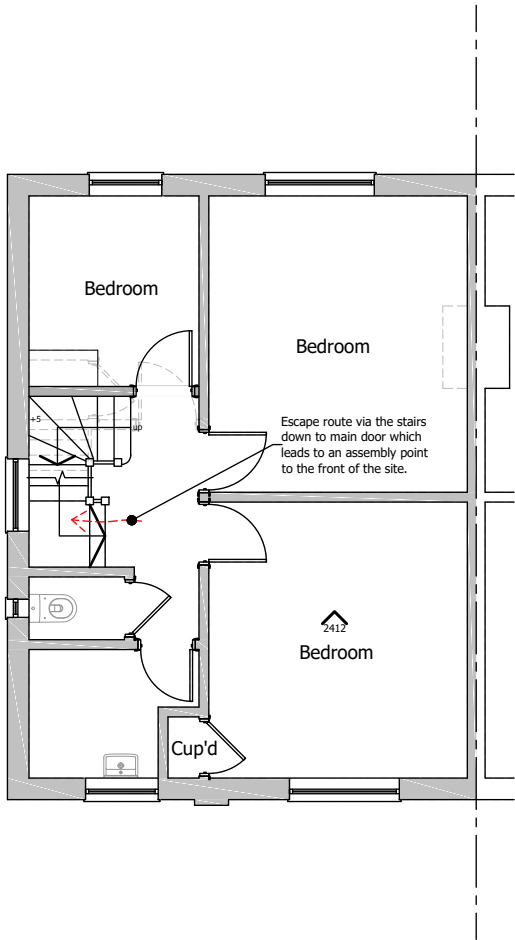
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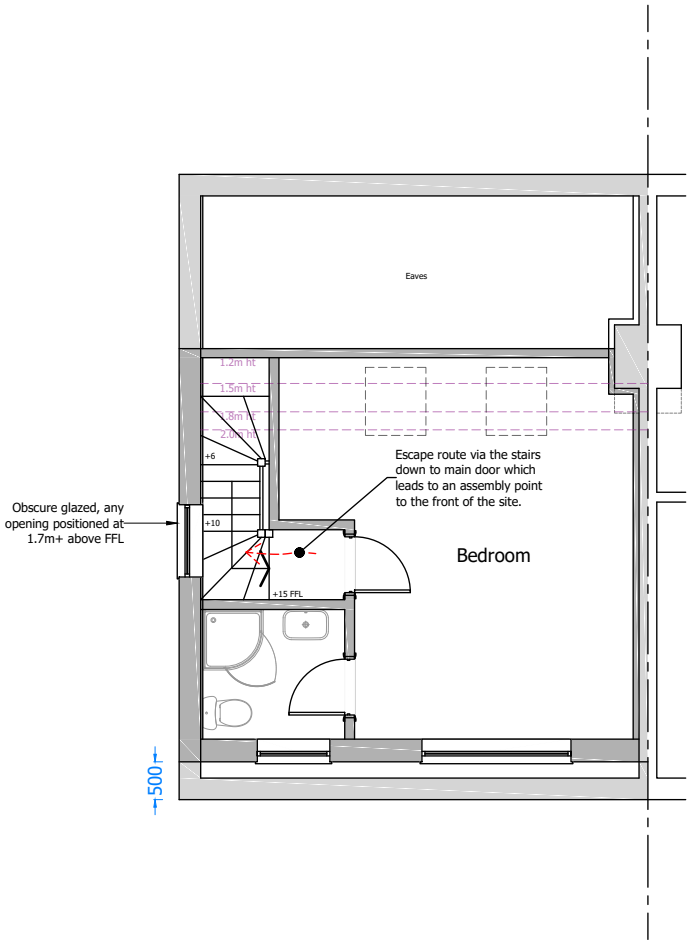
Date	Rev.	Details
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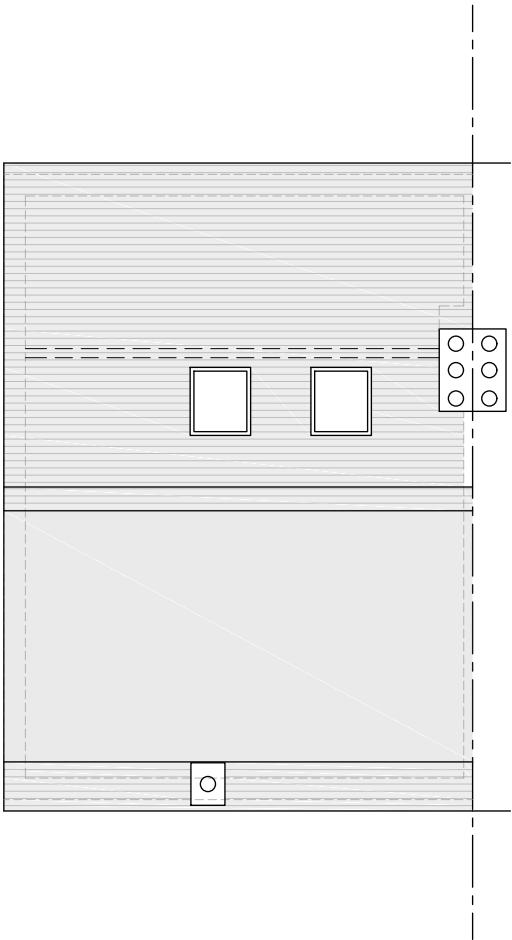
GROUND FLOOR PLAN



FIRST FLOOR PLAN



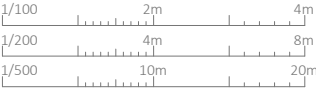
SECOND FLOOR PLAN



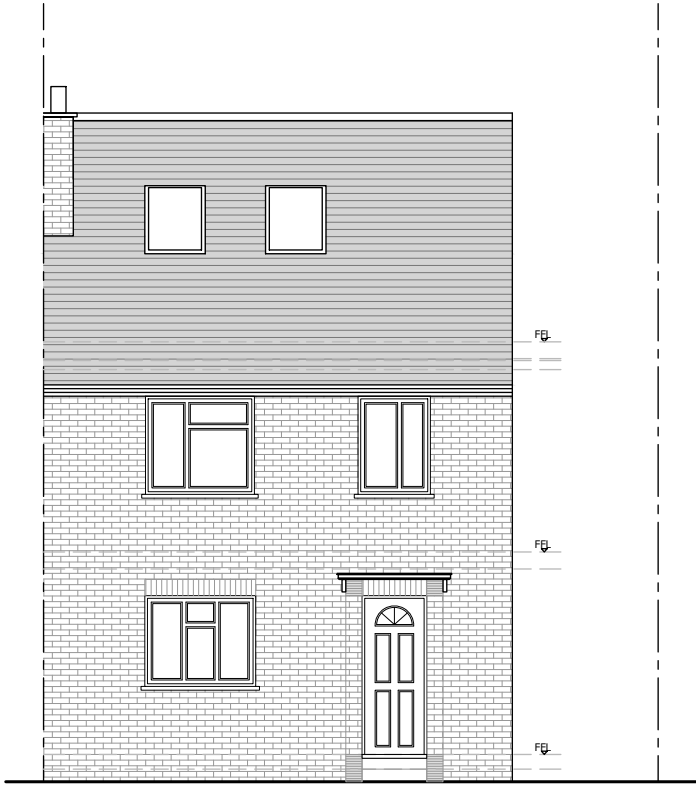
ROOF PLAN

PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Proposed GA	DATE	04/2022
REV	SCALE 1/100	PAGE 03	PAPER A3
<div>BLUEPRINT VISTA + ARCHITECTURE</div>		Unit 1 Cowley Mill Trading Estate Longbridge Way, Uxbridge UB8 2YG	
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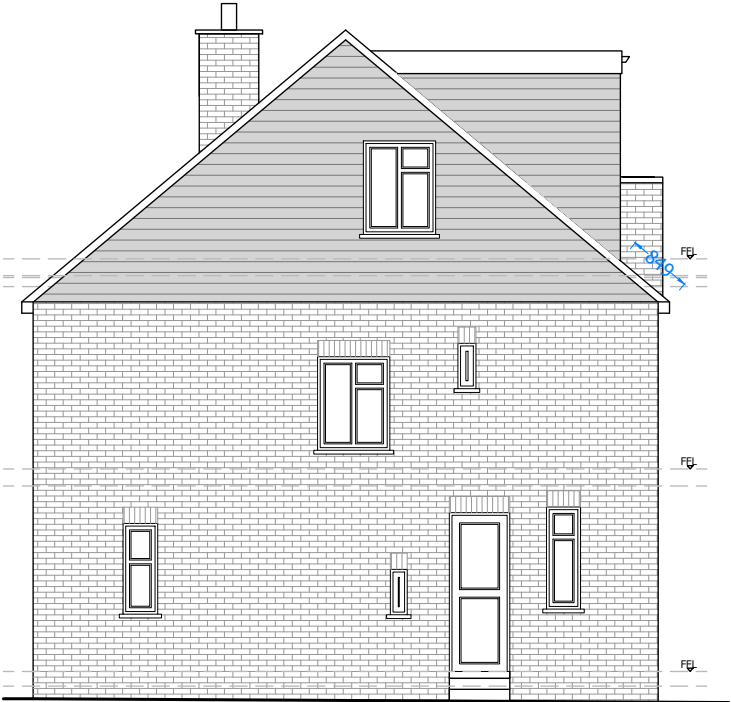
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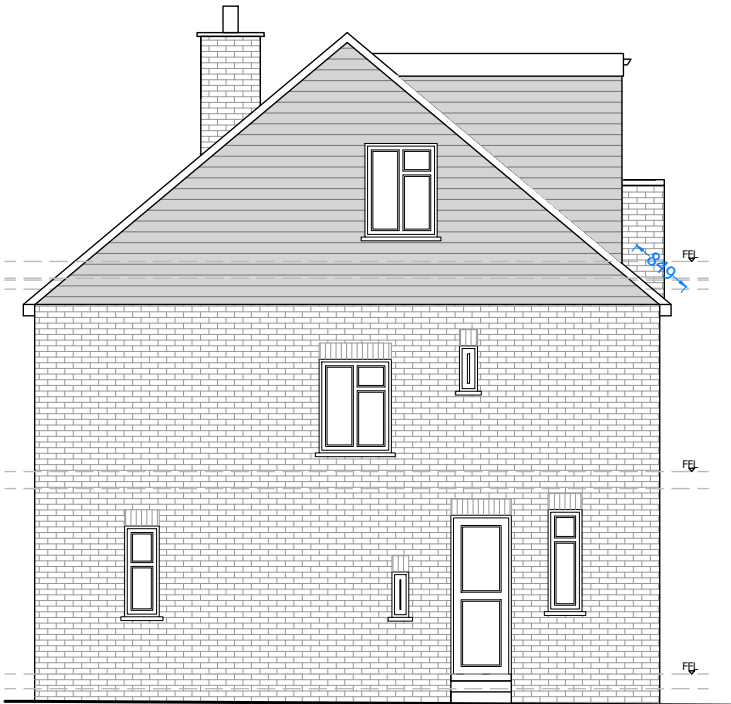
Date	Rev.	Details
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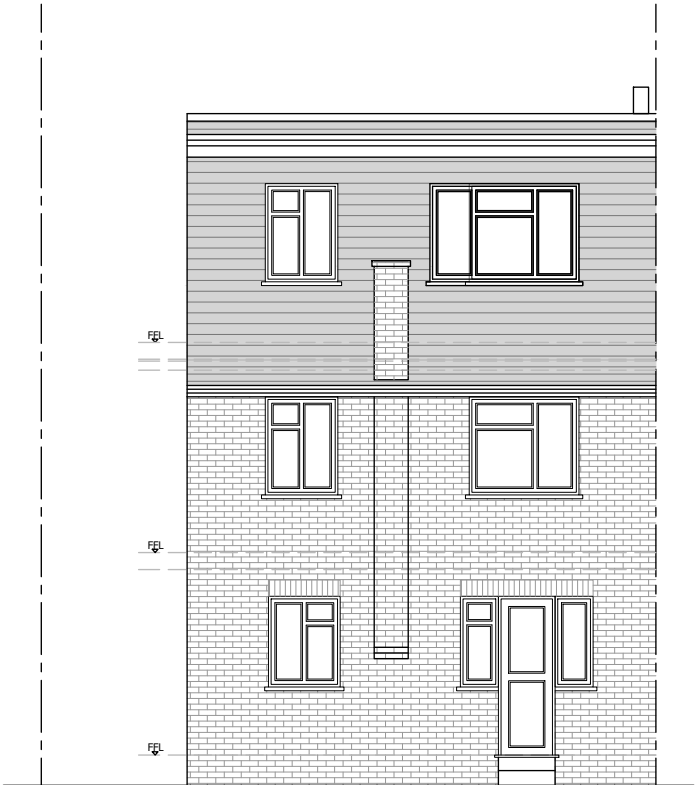
FRONT ELEVATION



FLANK ELEVATION



FLANK ELEVATION



REAR ELEVATION

Volume Calculation:

**Dormer:**  
(HxDxL) / 2  
3.47x4.13x6.2=56.67  
/2=28.33m<sup>3</sup>

**Hip to Gable:**  
(BxHxL) / 6  
8.27x4.13x3.6=122.95  
/6=20.49m<sup>3</sup>

(Dormer + Gable)  
28.33+20.49=**48.83m<sup>3</sup>**

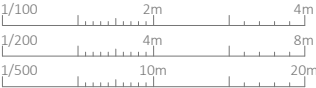
**less than 50m<sup>3</sup>**

Roof extension PD:

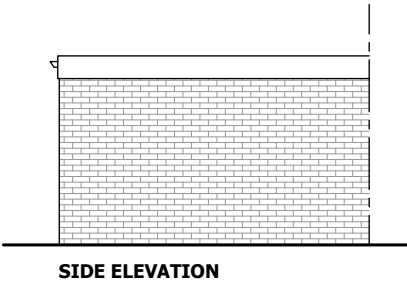
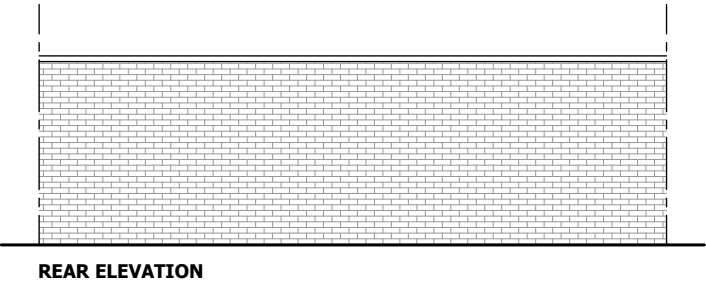
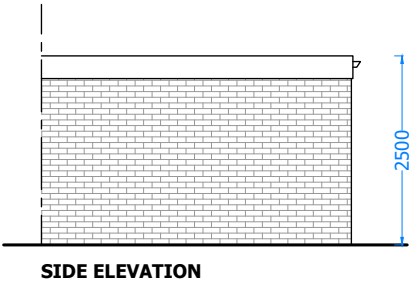
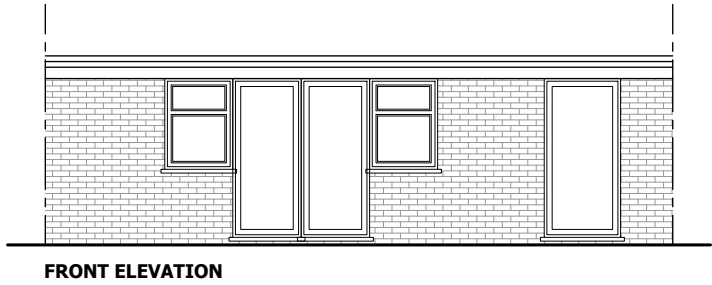
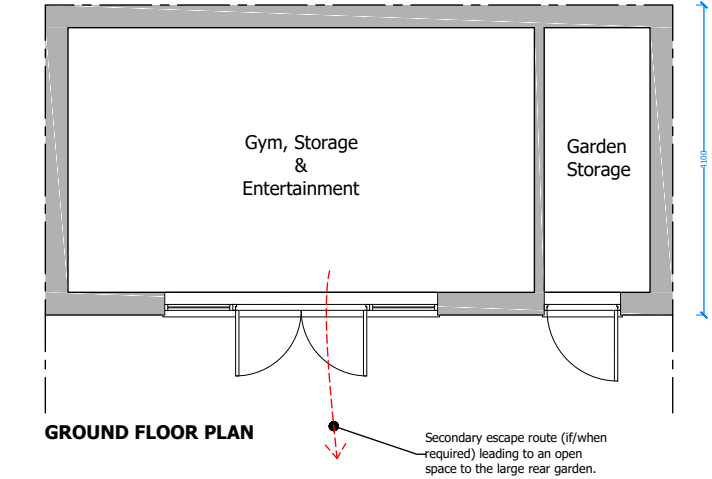
- Max roof increase of 50 cubic metres additional roof space for semi-detached houses
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway
- No extension to be higher than the highest part of the roof
- Materials to be similar in appearance to the existing house
- No verandas, balconies or raised platforms
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor
- Roof extensions not on article 2(3) land - conservation area, AONB, Broads
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves (edge of last tile)
- The roof enlargement cannot overhang the outer face of the wall of the original house.
- Any alteration/roof window to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.

PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Proposed Elevations		DATE 04/2022
REV	SCALE 1/100	PAGE 04	PAPER A3
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Date	Rev.	Details
-		



1. Total cartilage = 260.42m<sup>2</sup> (excluding original building).
2. Area of proposed is 34.03m<sup>2</sup>.
3. Percentage of garden space used by proposed is less than 13% which is far less than the 50% limit.  
(all figures are approximate values)

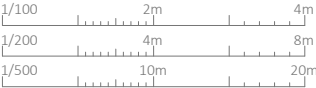
Why CLD should be granted?

The proposed complies with the guidelines set out in the following; Under Class E (Jan 2013) subsection E.1(a) the development is less than 13% which is less than the specified 50% limit  
(b) the development does not breach forward of the principal elevation  
(c) proposed is single storey  
(d) maximum height is 2.5m (as defined above)  
(e) eaves height is less than 2.5m (as defined above)  
(f) existing building is not listed  
(g) no balconies, verandas or raised platforms  
(h) not an extension to the main building nor an antenna  
(i) not a container. Furthermore, the proposed is sited far greater than 5m away from the nearest part of the existing building.

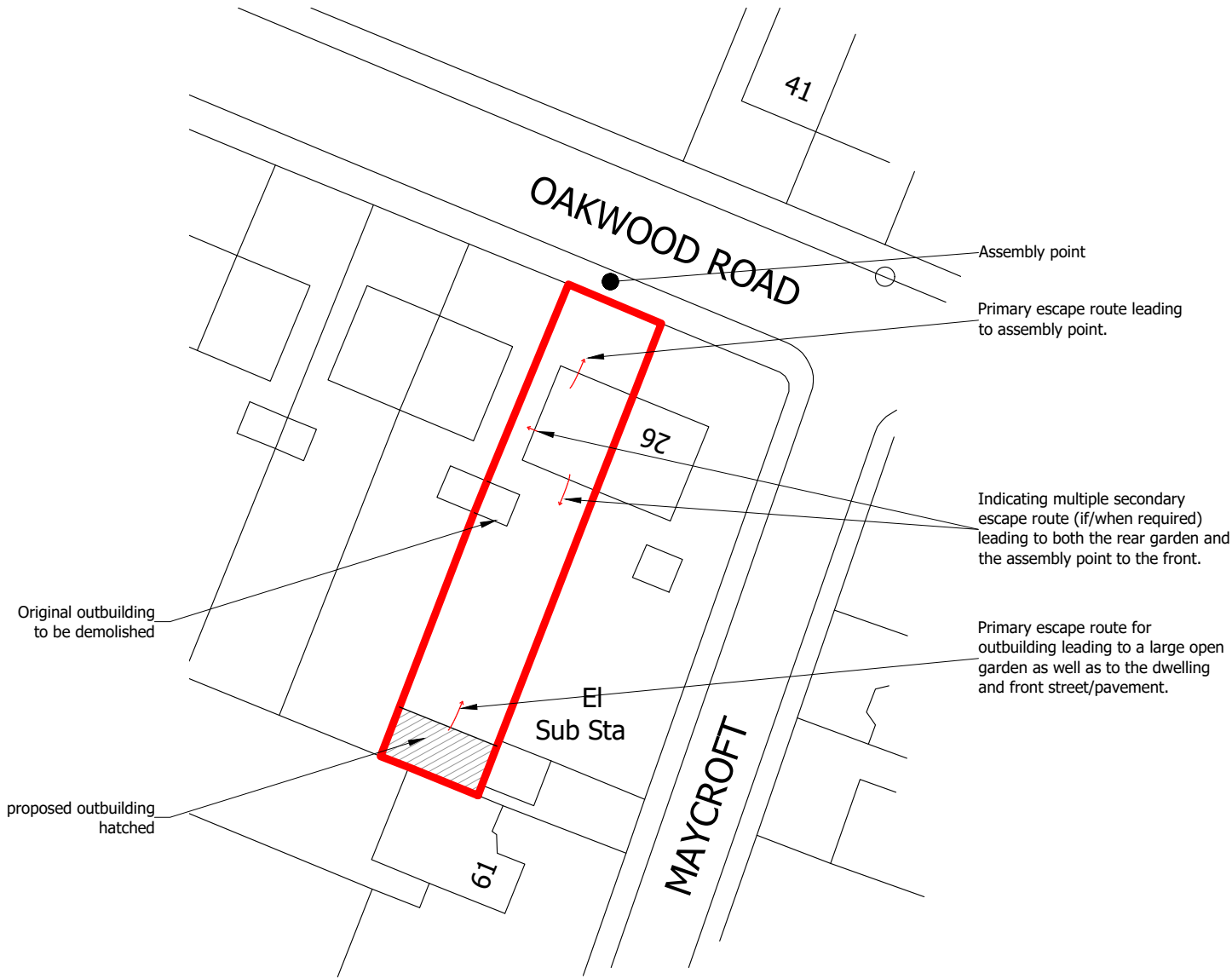
PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Proposed GA - Outbuilding		DATE 04/2022
REV	SCALE 1/100	PAGE 05	PAPER A3

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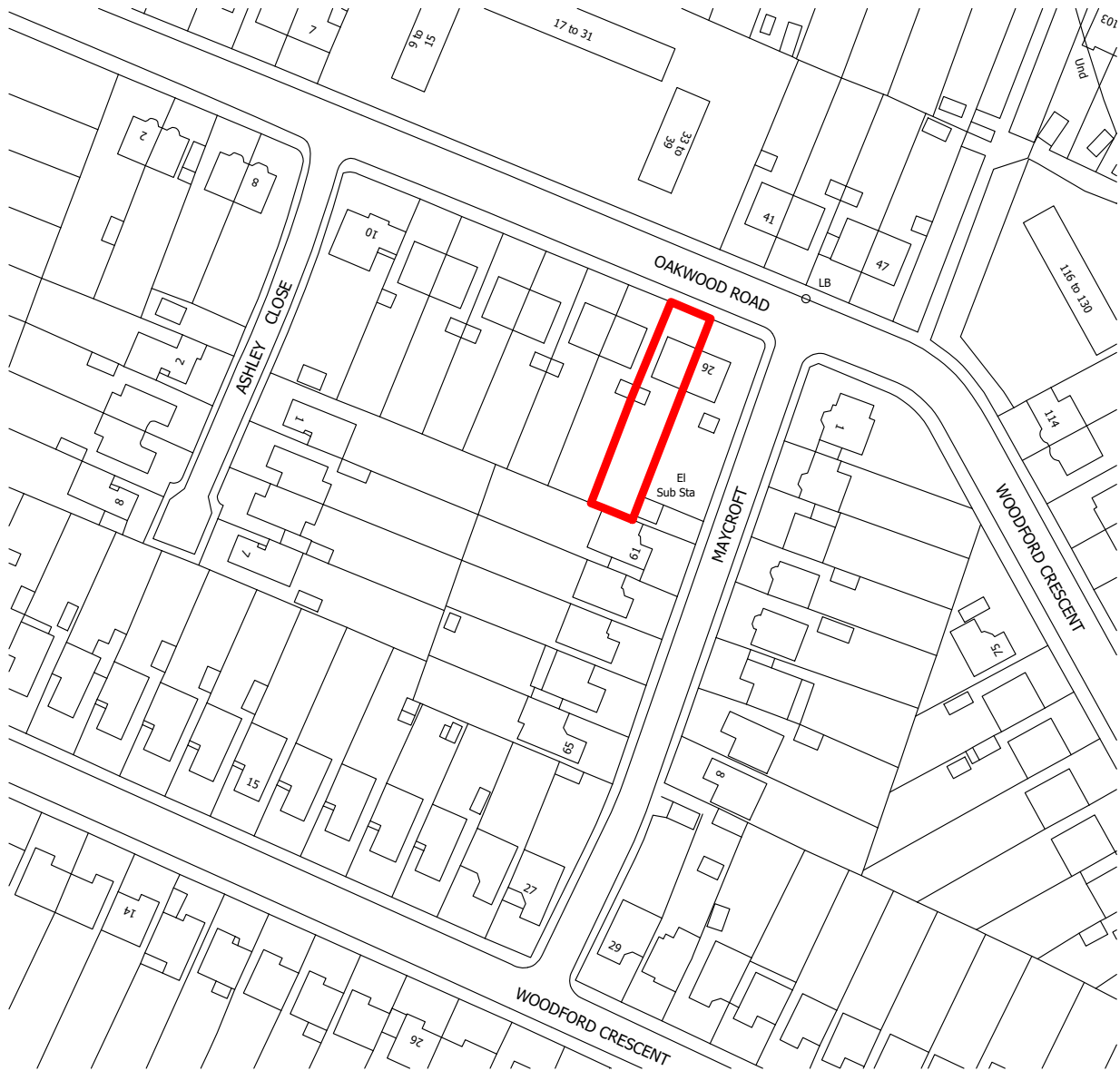
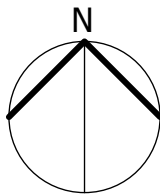
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Date	Rev.	Details
-		



Proposed Site Plan  
1/500



Location Plan  
1/1250

PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Location Plan & Proposed Site Plan		DATE 04/2022
REV	SCALE 1/500/1250	PAGE 06	PAPER A3



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