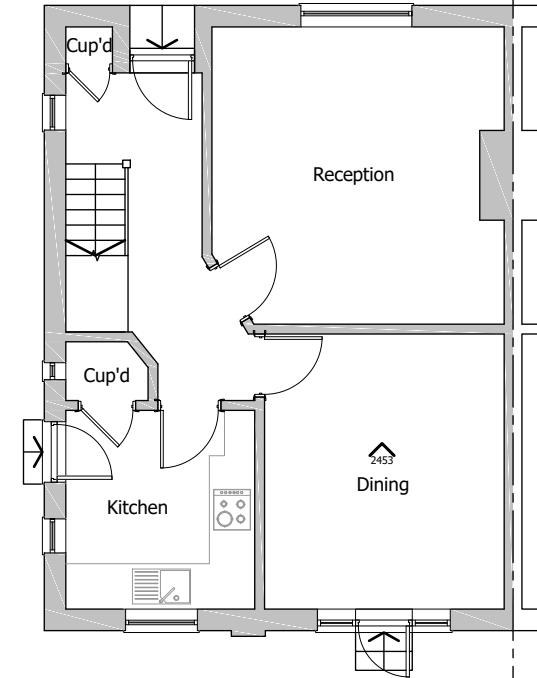
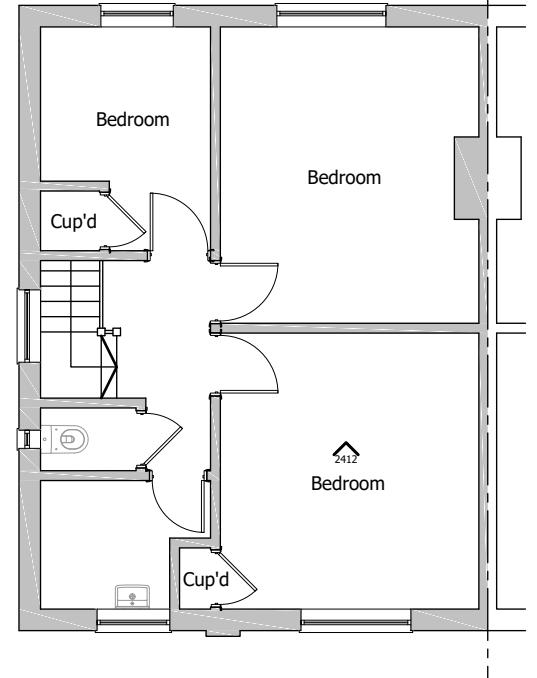


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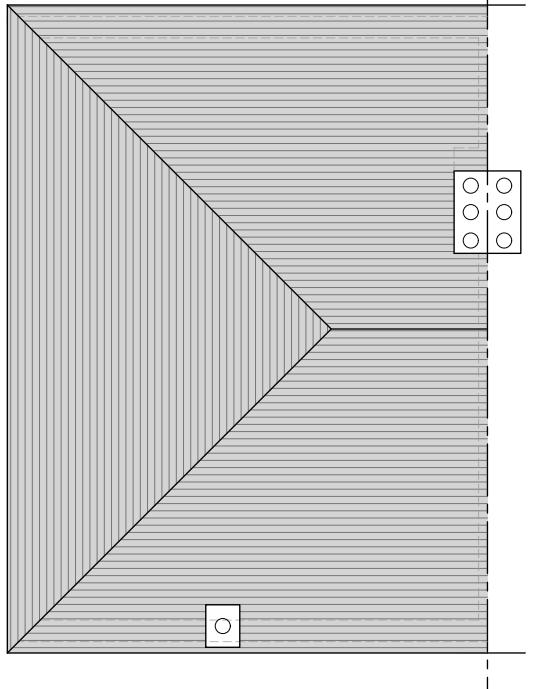
Date	Rev.	Details
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GROUND FLOOR PLAN



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

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Architecture + Interiors + Planning + Engineering

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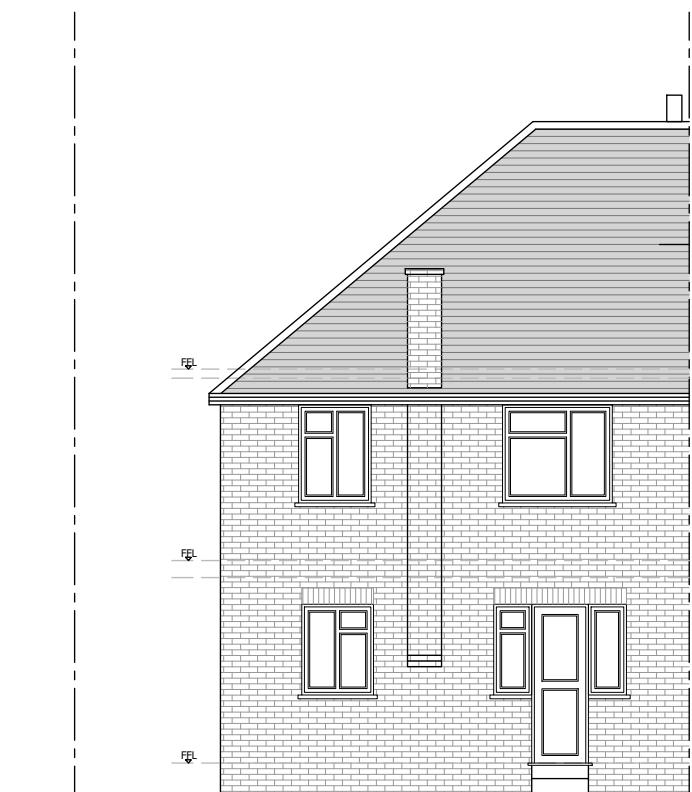
Date	Rev.	Details
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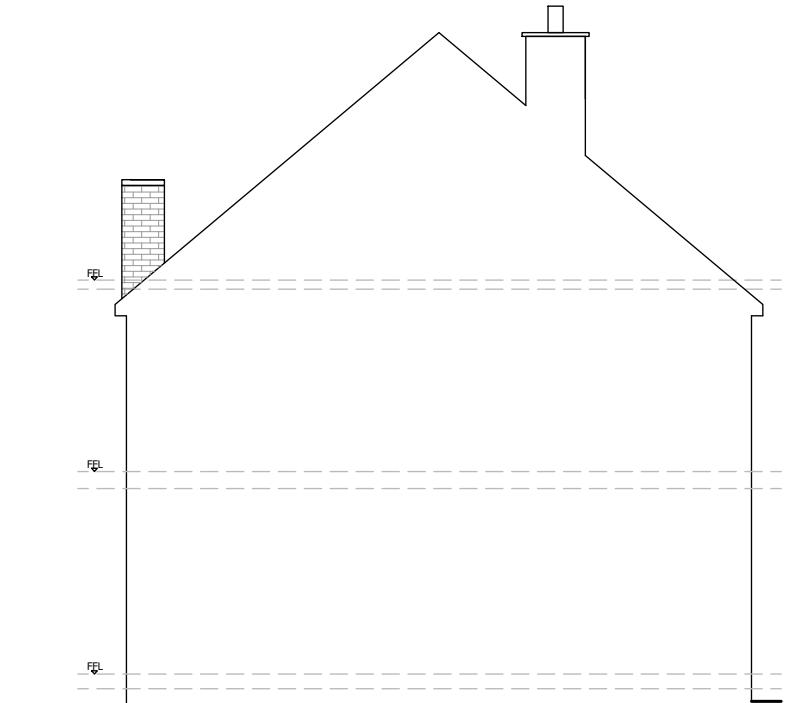
FRONT ELEVATION



FLANK ELEVATION



REAR ELEVATION

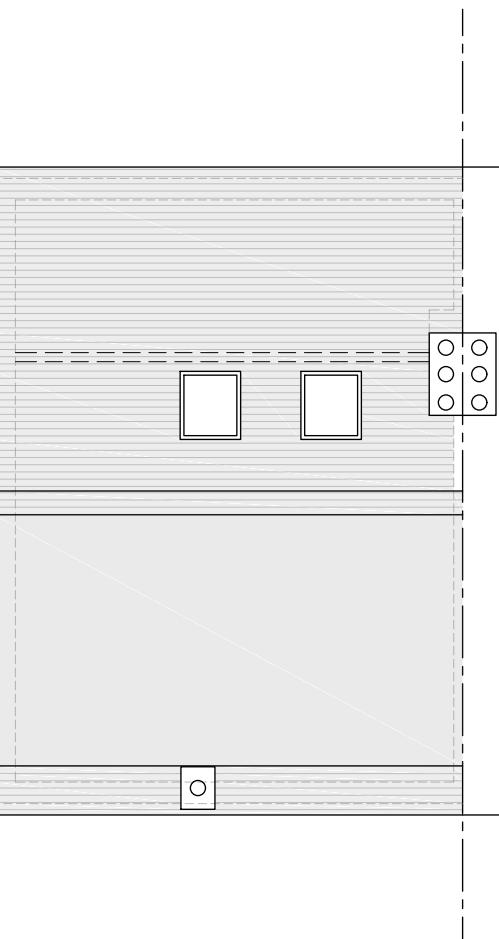
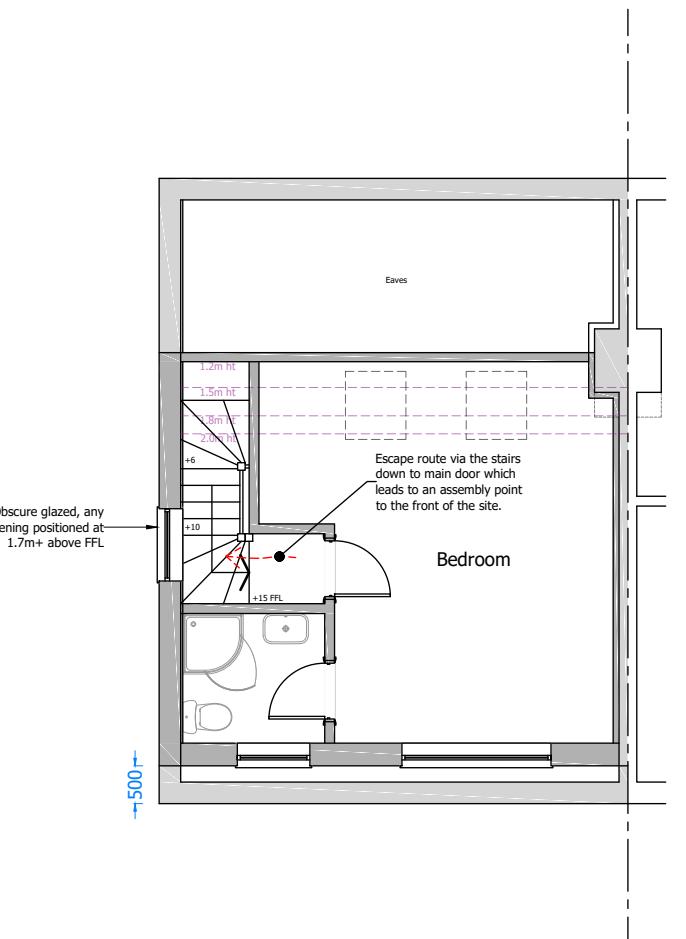
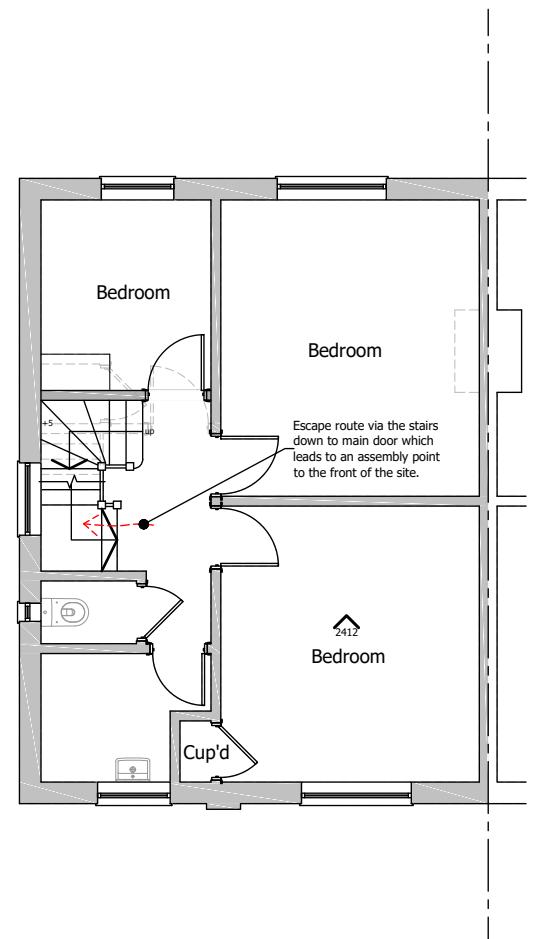
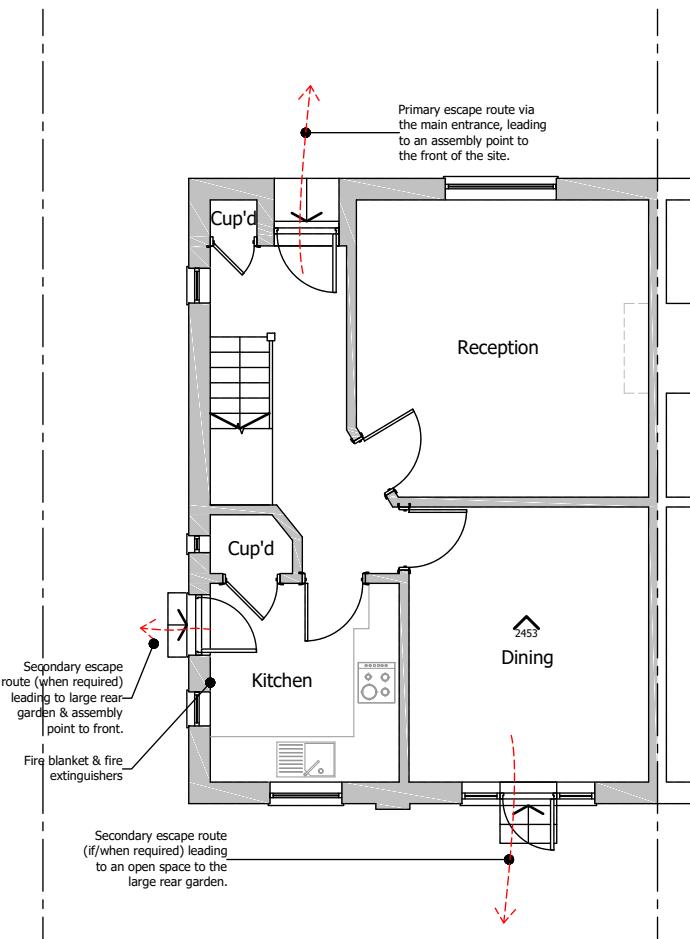


FLANK ELEVATION

PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Existing Elevations	DATE	04/2022
REV	SCALE 1/100	PAGE	02
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1/200	4m	8m
1/500	10m	20m

Date Rev. Details



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

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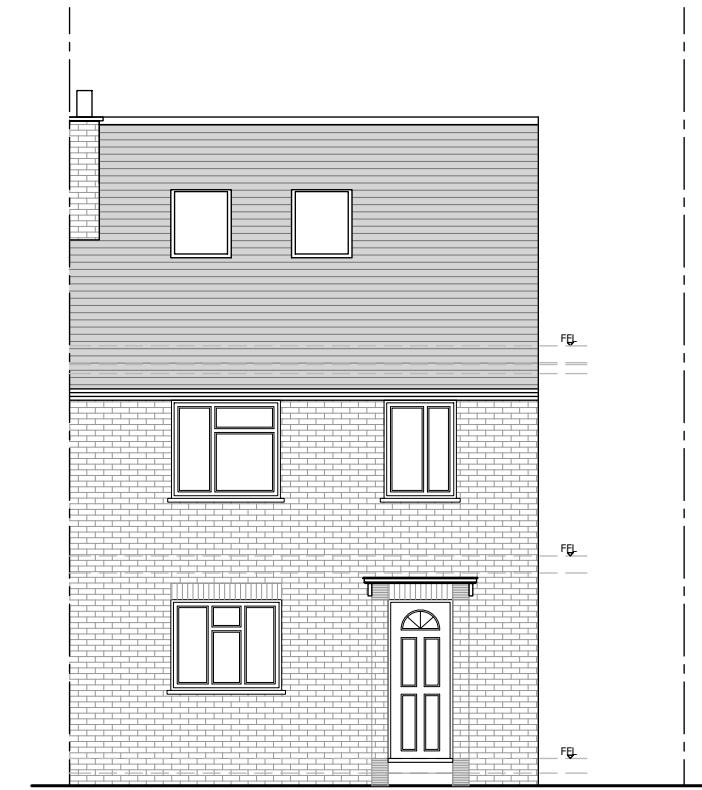
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VISTA +  
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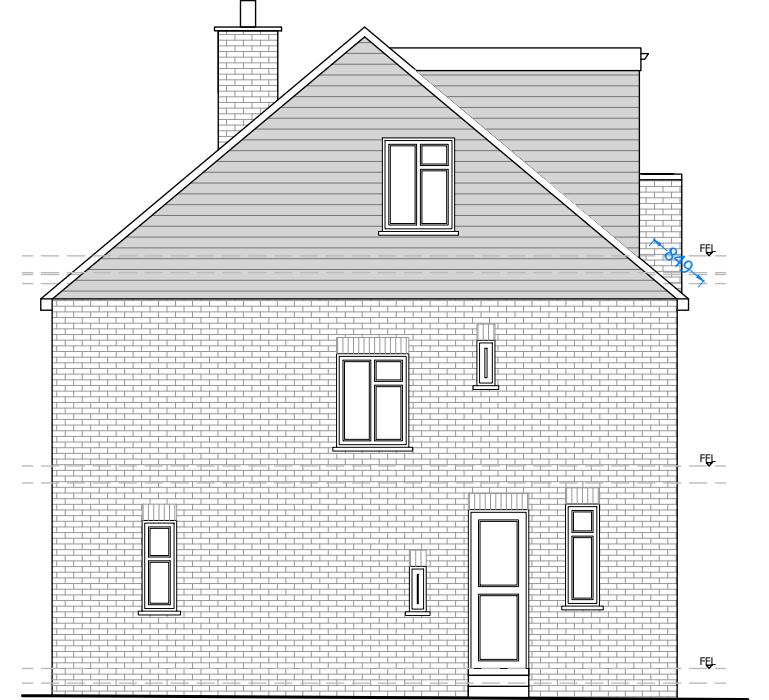
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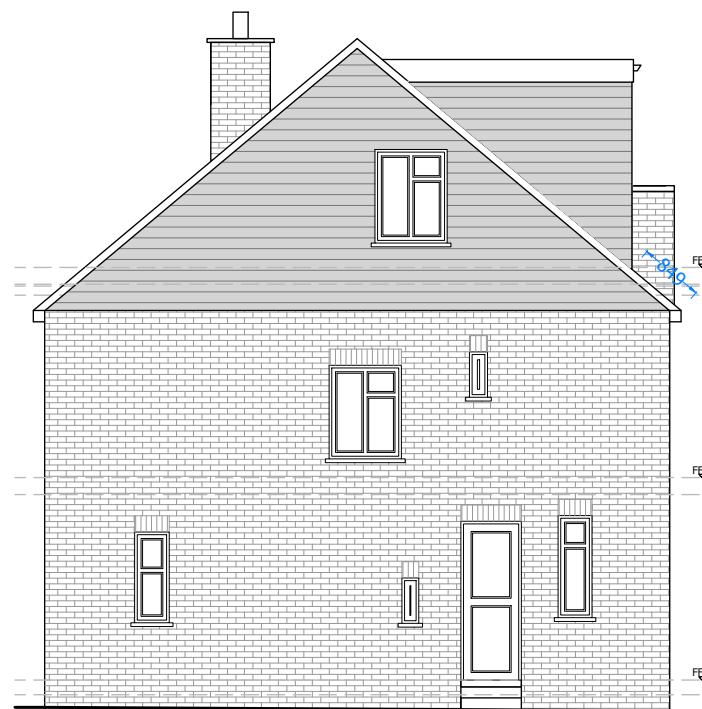
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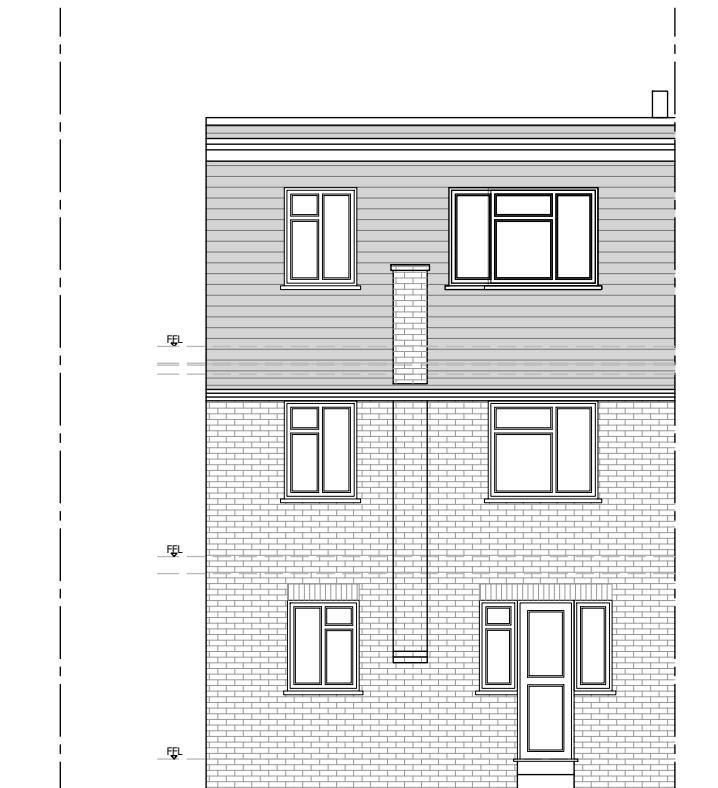
FRONT ELEVATION



FLANK ELEVATION



FLANK ELEVATION



REAR ELEVATION

Volume Calculation:

Dormer:  
 $(H \times D \times L) / 2$   
 $3.47 \times 4.13 \times 6.2 = 56.67$   
 $/2 = 28.33m^3$

Hip to Gable:  
 $(B \times H \times L) / 6$   
 $8.27 \times 4.13 \times 3.6 = 122.95$   
 $/6 = 20.49m^3$

(Dormer + Gable)  
 $28.33 + 20.49 = 48.83m^3$

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

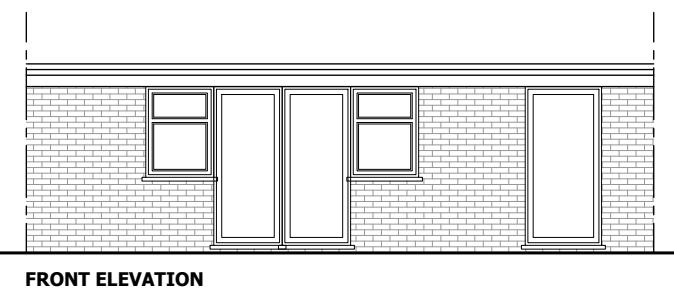
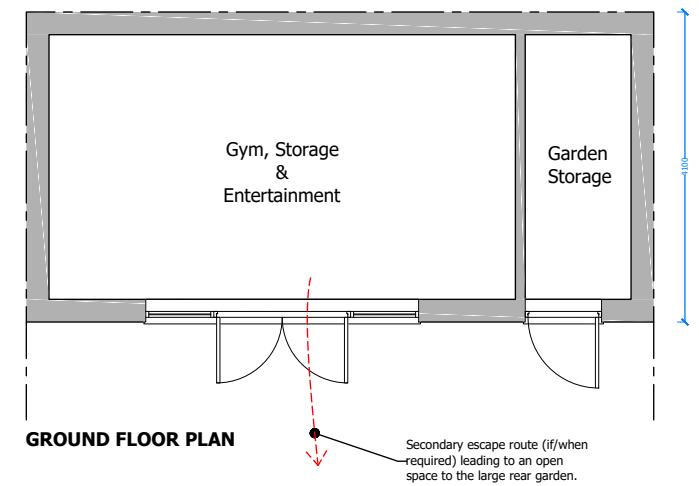
Roof extension PD:

- 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.

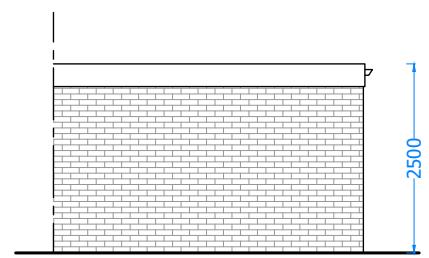
PROJECT	Loft conversion and outbuilding		
ADDRESS	24 Oakwood Road, Pinner HA5 3UE		
DRAWING	Proposed Elevations	DATE	04/2022
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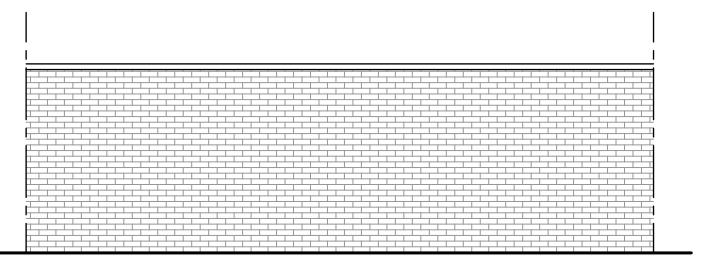
Date	Rev.	Details
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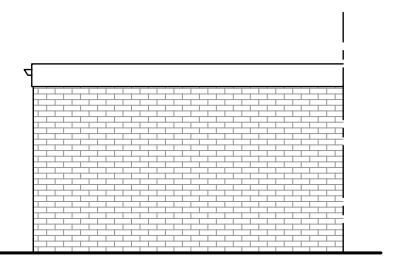
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

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?

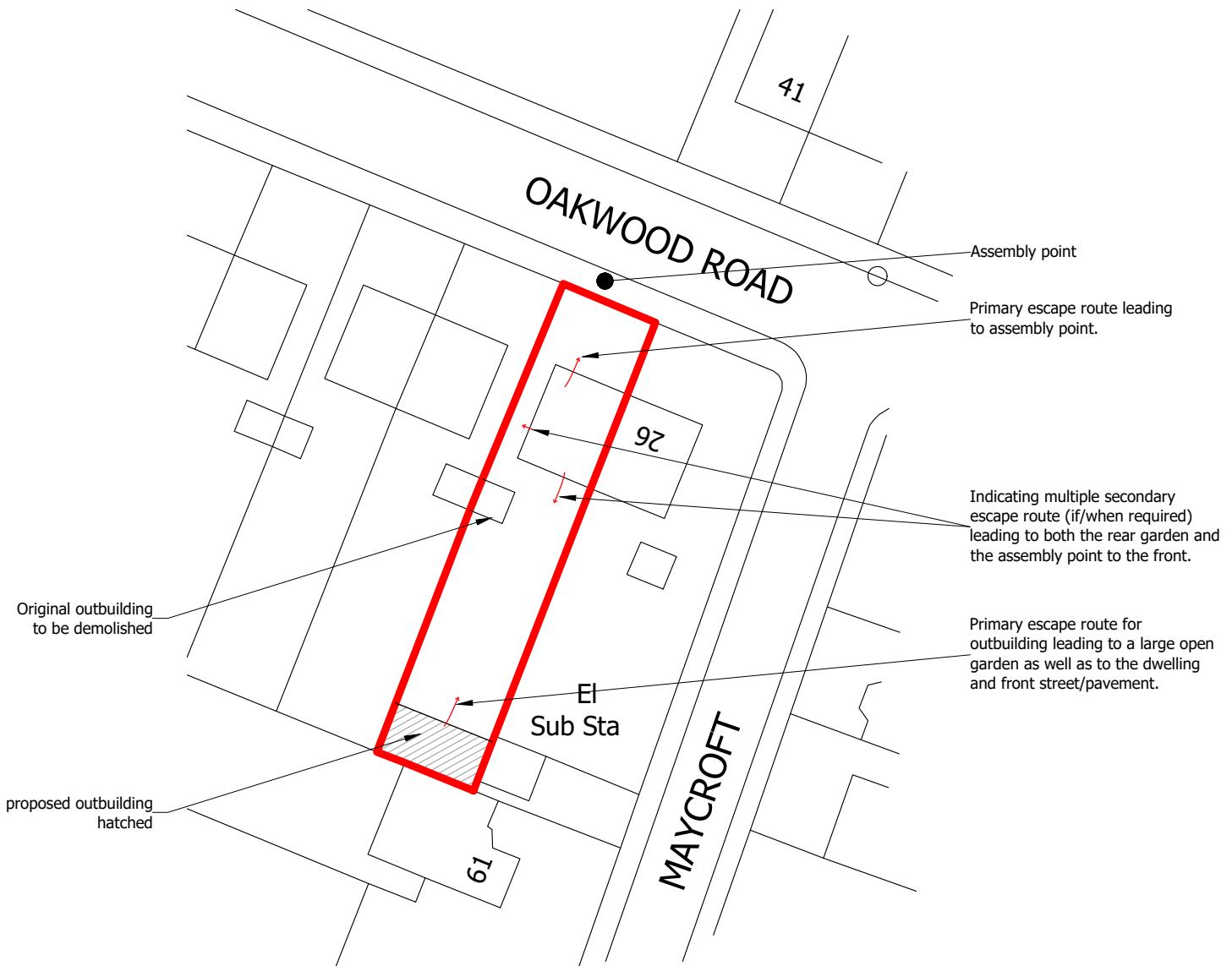
The proposed complies with the guidelines set out in the following; Under Class E (Jan 2013) subsection E.1(a) the development is less than 13% which is less than the specified 50% limit  
 (b) the development does not breach forward of the principal elevation  
 (c) proposed is single storey  
 (d) 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
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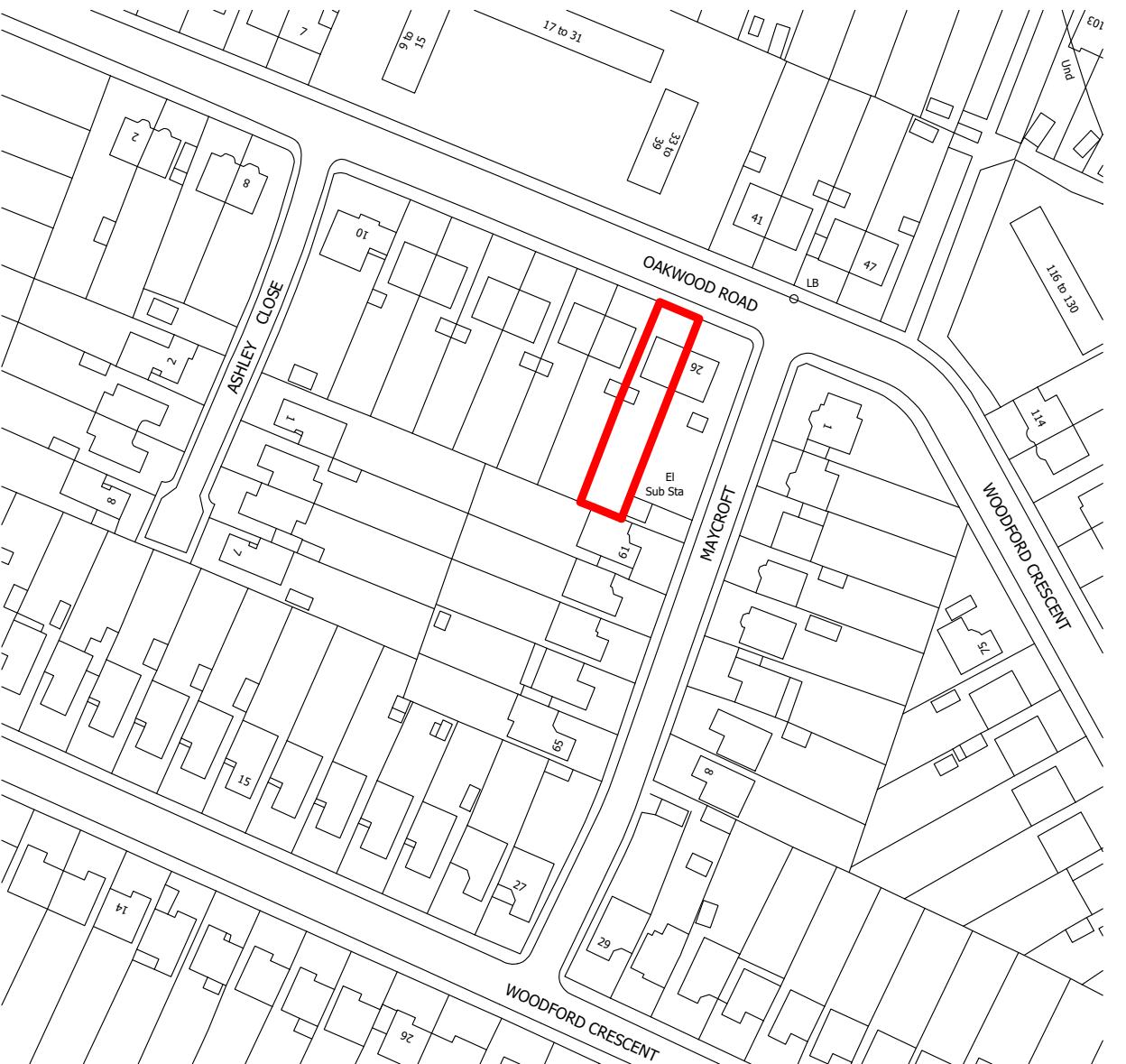
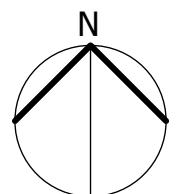
1/100	2m	4m
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1/500	10m	20m

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

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