

7 Wayborne Grove Ruislip

Certificate of Lawful Development for a Proposed Use

GENERAL NOTES - rear extension / side extension [CLASS A]

The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage

The height of the part of the dwellinghouse enlarged, improved or altered does not exceed the height of the highest part of the roof of the existing dwellinghouse

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered does not exceed the height of the eaves of the existing dwellinghouse

The enlarged part of the dwellinghouse does not extend beyond a wall which
(i) forms the principal elevation of the original dwellinghouse
(ii) fronts a highway and forms a side elevation of the original dwellinghouse

The enlarged part of the dwellinghouse has a single storey which:

(i) extends beyond the rear wall of the original dwellinghouse upto 4m for detached dwellinghouse, or 3m for any other dwellinghouse
(ii) does not exceed 4m in height

The enlarged part of the dwellinghouse has more than one storey which:

(i) extends beyond the rear wall of the original dwellinghouse upto 3m
(ii) is not within 7m of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse

The height of the eaves of the enlarged part does not exceed 3m where the enlarged part of the dwellinghouse is within 2m of the boundary of the curtilage of the dwellinghouse

The enlarged part of the dwellinghouse extends beyond a wall forming the side elevation of the original dwellinghouse and does not:
(i) exceed 4m in height
(ii) have more than one storey
(iii) have a width greater than half the width of the dwellinghouse

It does not consist of or include :
(i) the construction or provision of a verandah, balcony or raised platform.
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
(iii) the installation, alteration or replacement of microwave antenna
(iv) an alteration to any part of the roof of the dwellinghouse

The materials used in the exterior work are of similar appearance to those used in the construction of the existing dwelling house

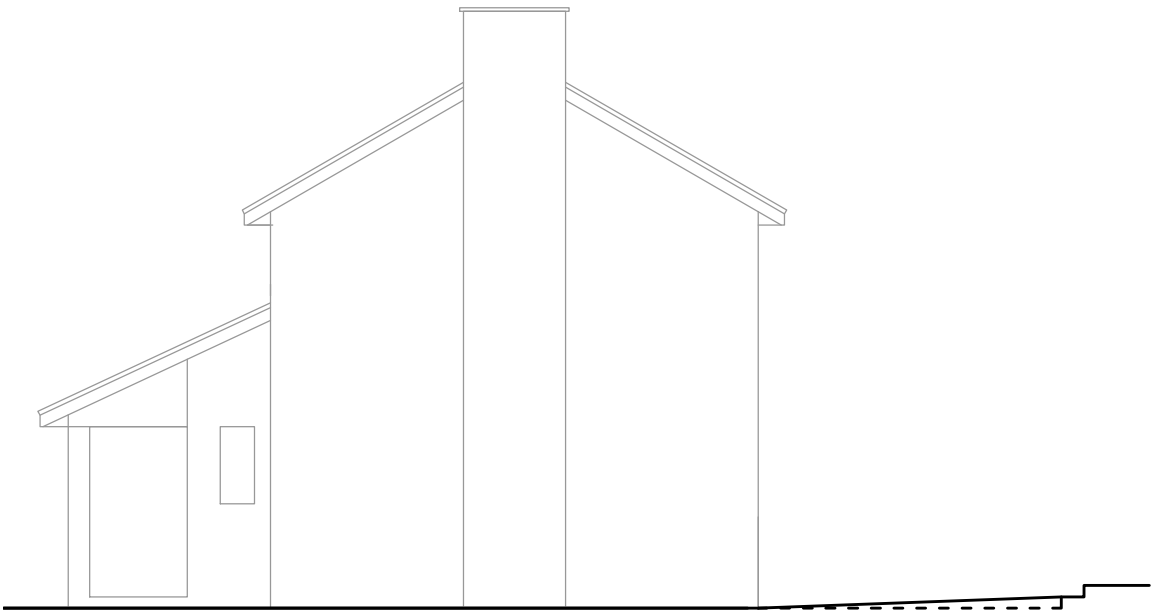
Any upper floor window located in a wall or roof slope forming a side elevation of the dwellinghouse will be:
(i) obscure - glazed
(ii) non- opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed

Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse



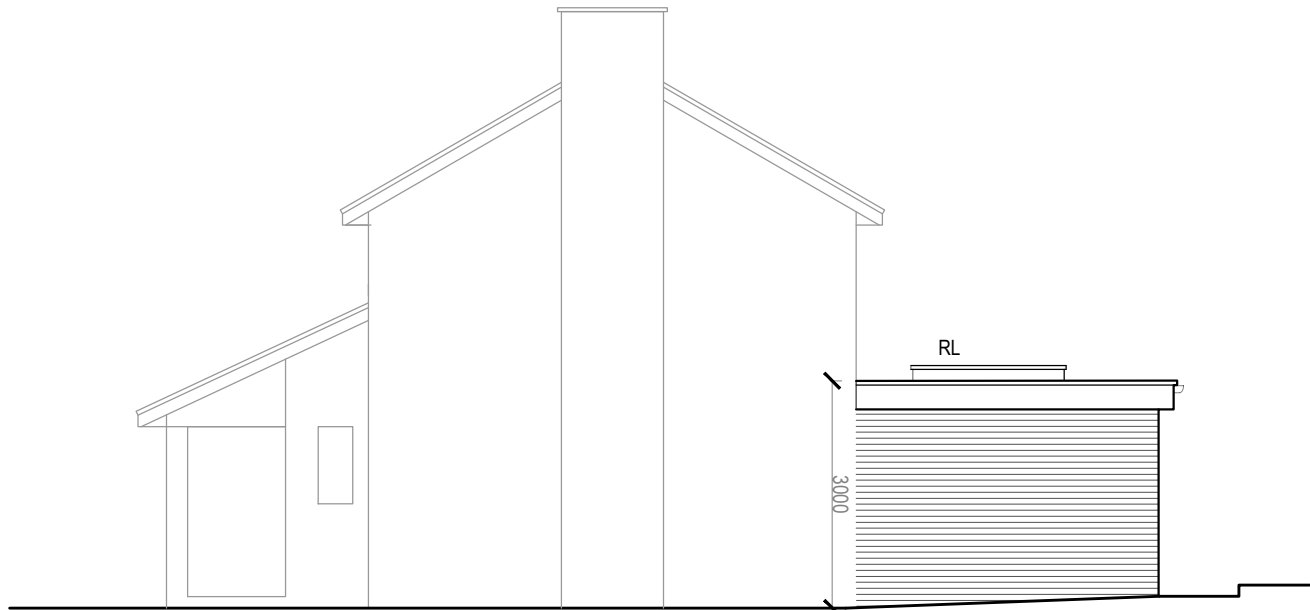
Photographs

nts



Existing Side Elevation

1:100



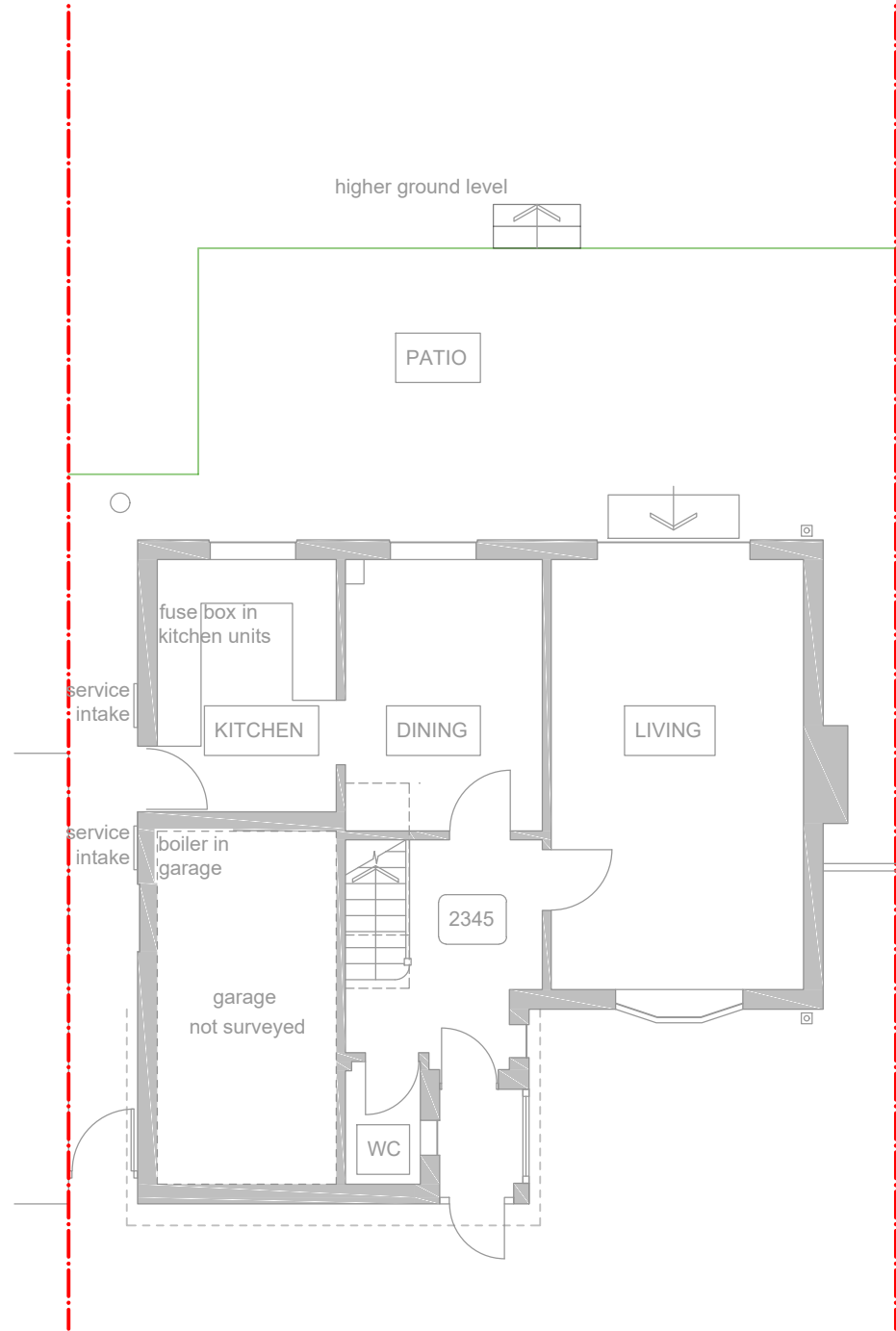
Proposed Side Elevation

1:100



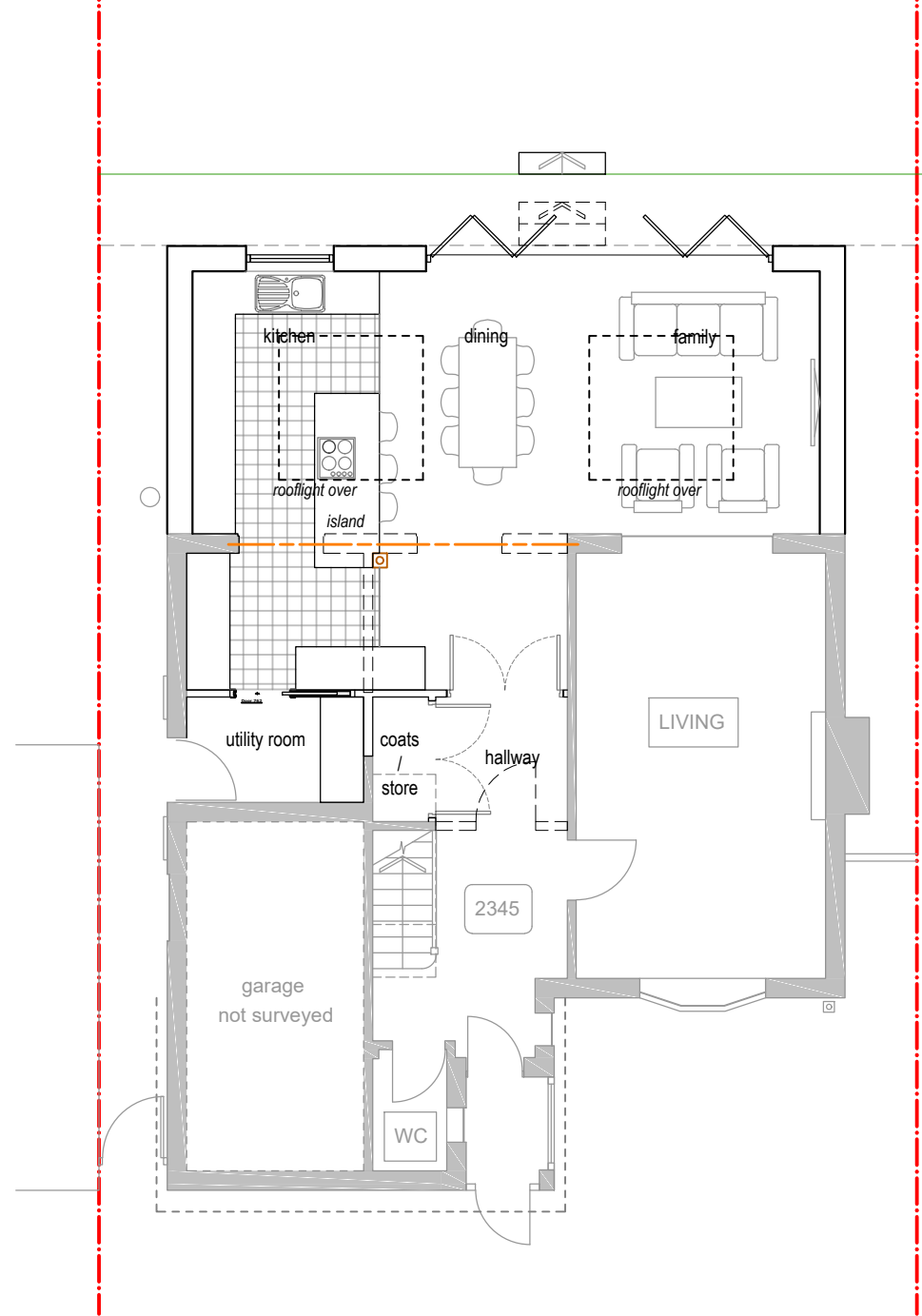
Site location

1:1250



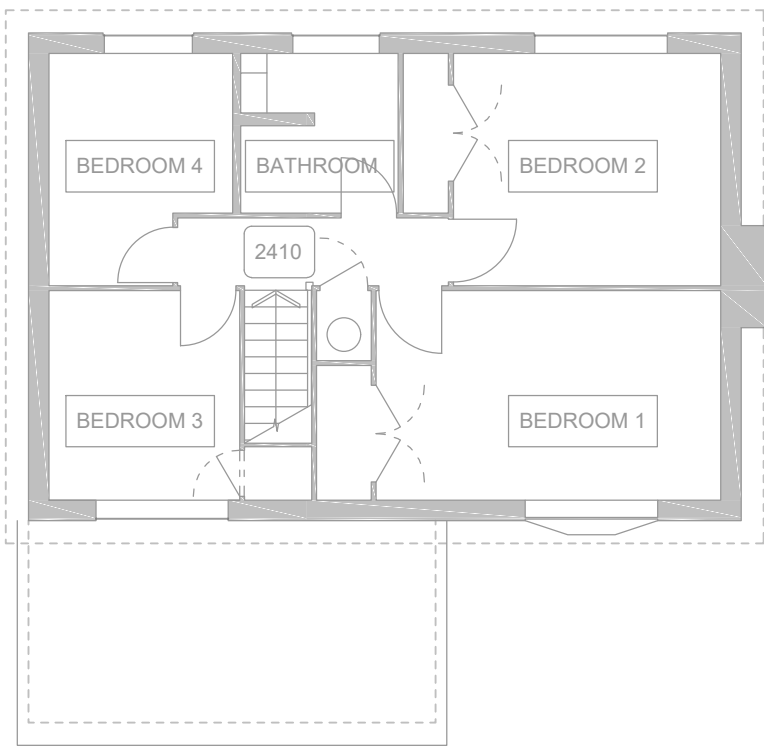
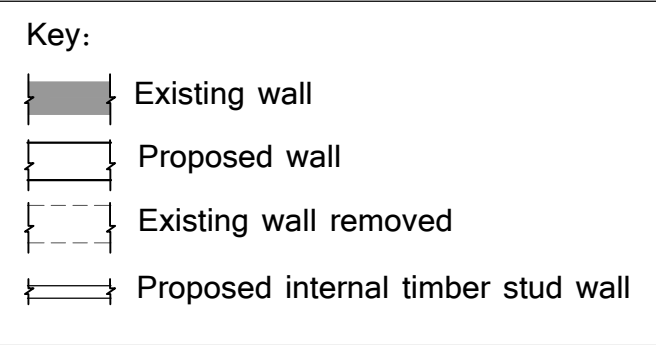
Existing Ground Floor Plan

1:100



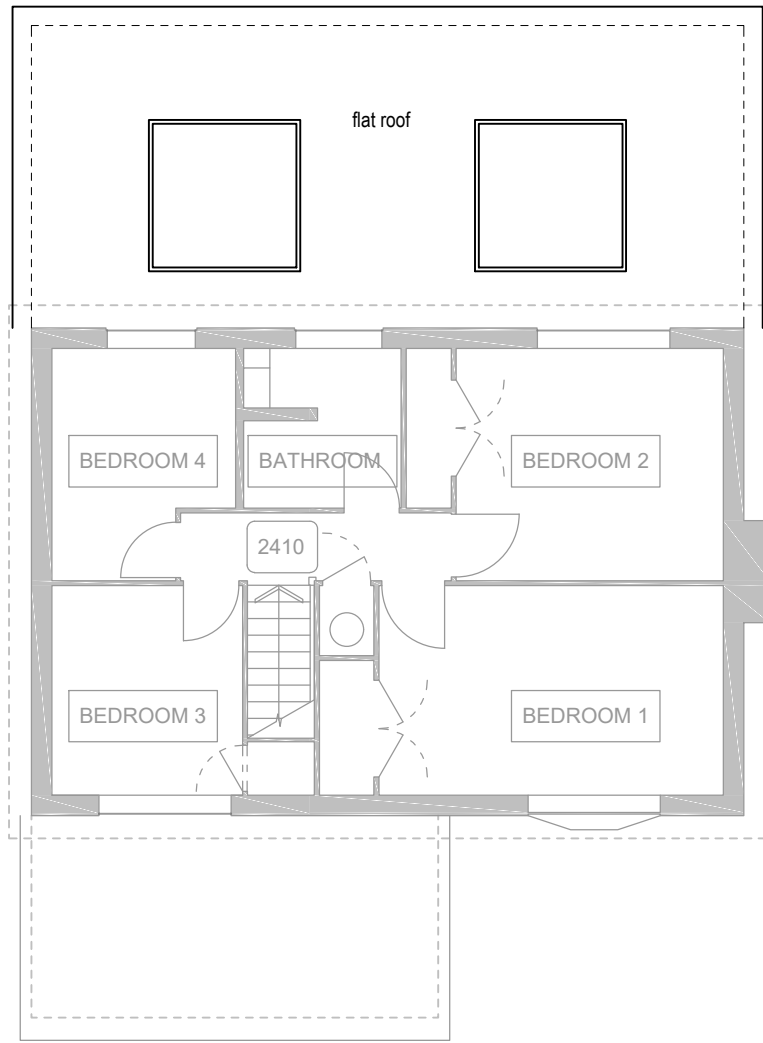
Proposed Ground Floor Plan

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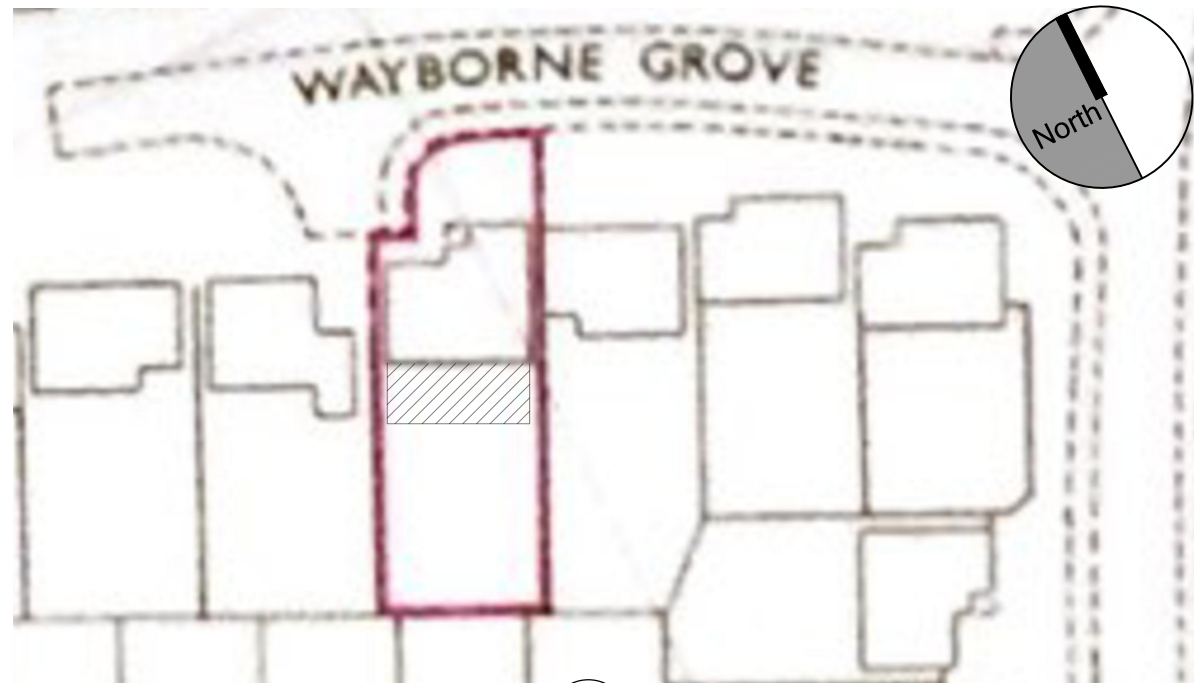
Existing First Floor Plan

1:100



Proposed First Floor Plan

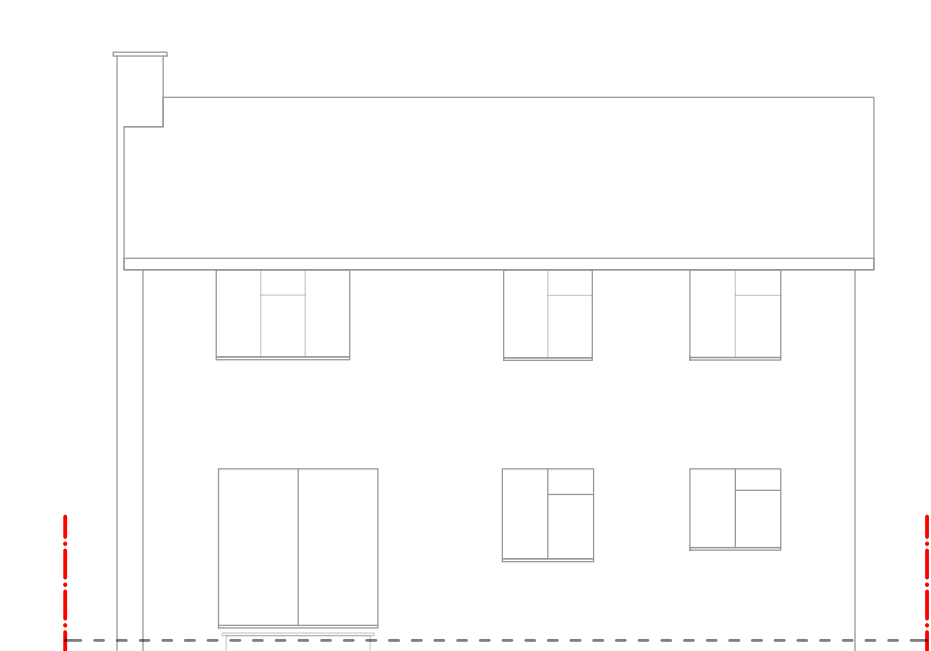
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Block Plan

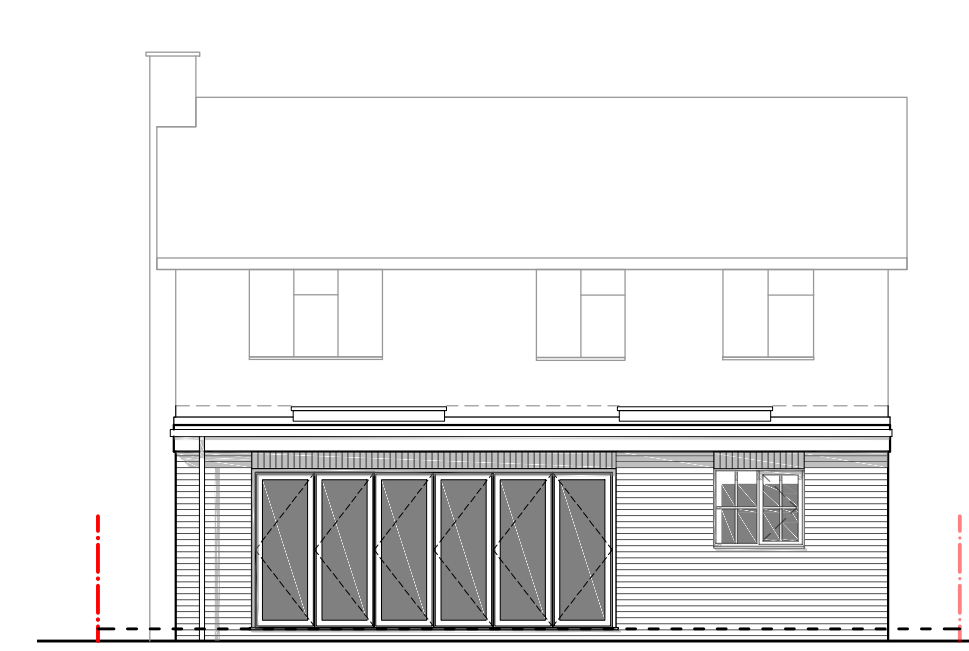
area of development

1:500



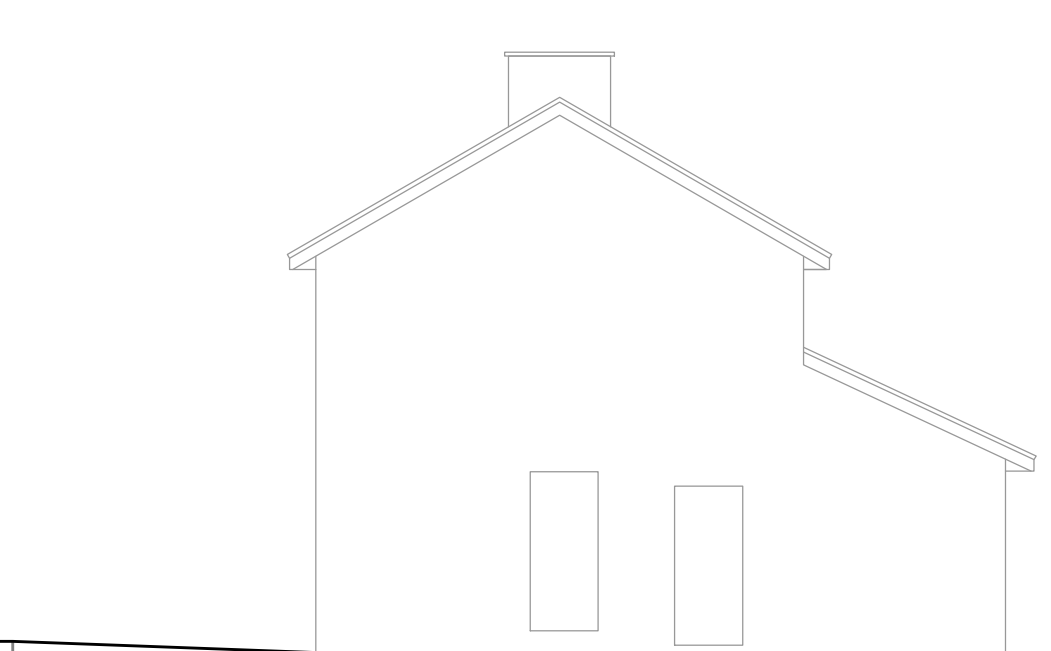
Existing Rear Elevation

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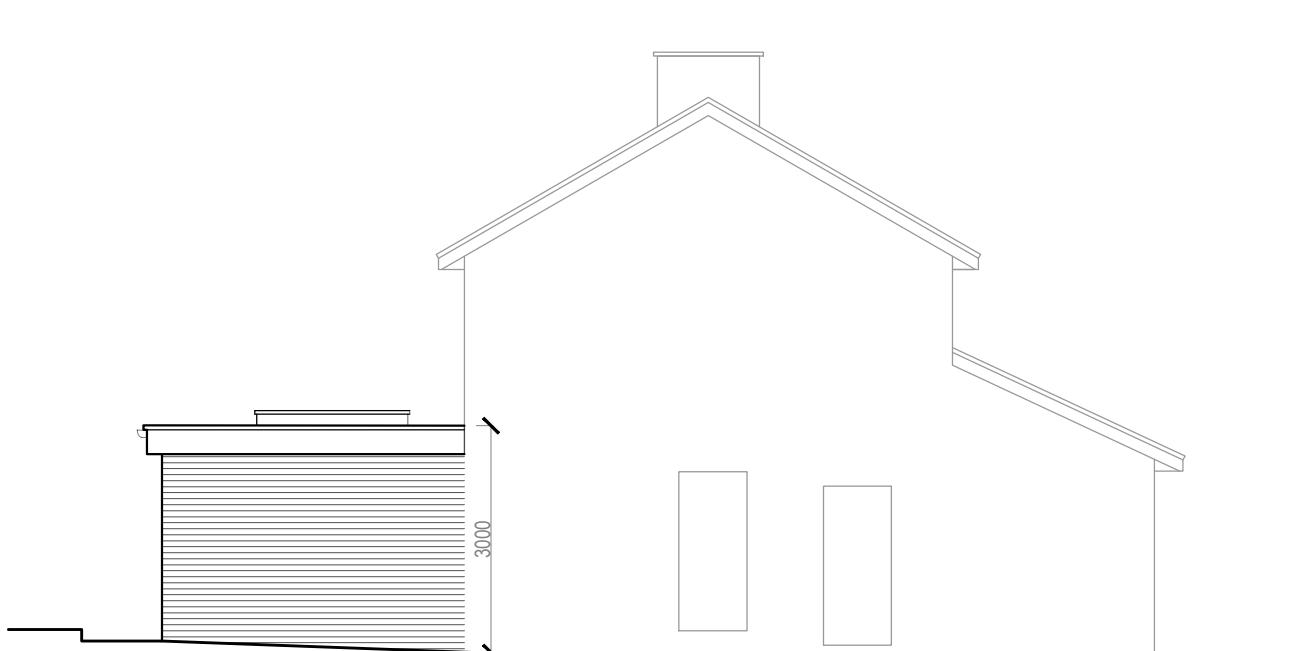
Proposed Rear Elevation

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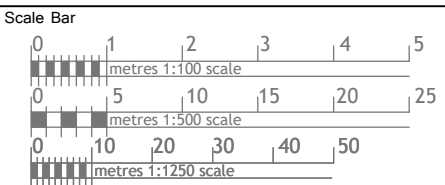
Existing Side Elevation

1:100



Proposed Side Elevation

1:100



nettassets
Architectural Design & Development Consultants

Project
Proposed single-storey rear extension
7 Wayborne Grove HA4 7DU

Drawing Title
Certificate of Lawful Development

Date
Feb 2023

Job Ref
23005

Scale
1:100 @ A3

Drp No.
PD-01

Rev
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