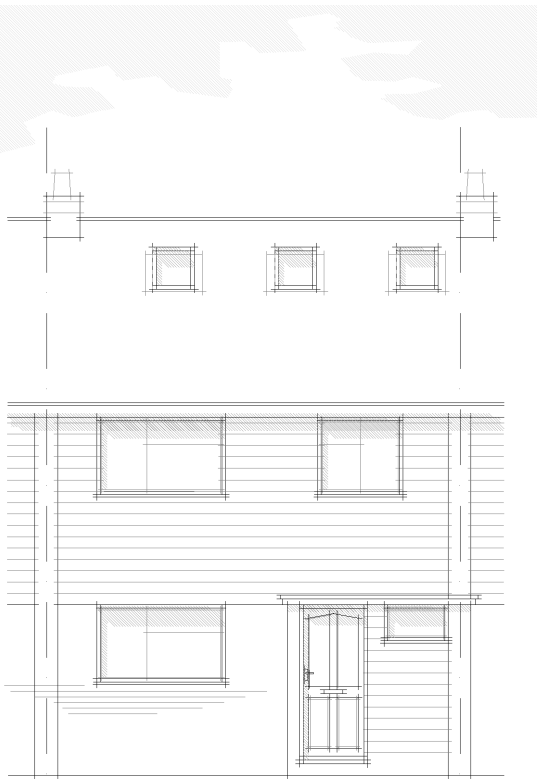


PROPOSED MATERIALS -

 **walls** - cladding
to match existing

 **roof** - flat
to match existing

 **windows** - white
to match existing

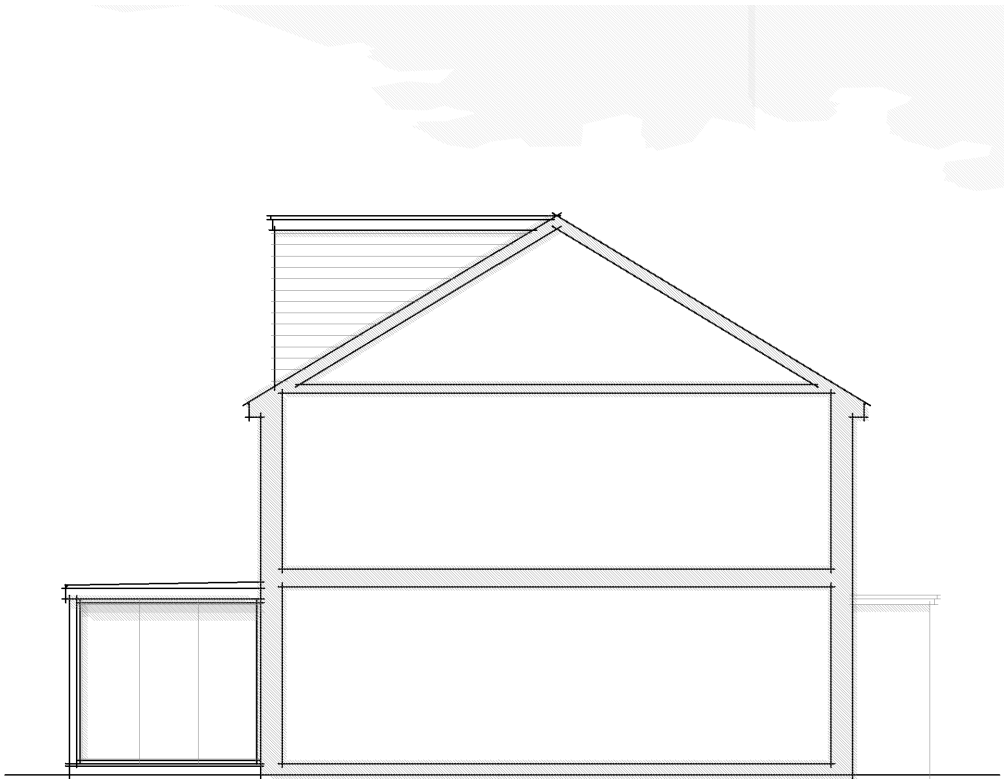


PROPOSED FRONT ELEVATION (facing due north)
SCALE 1:100

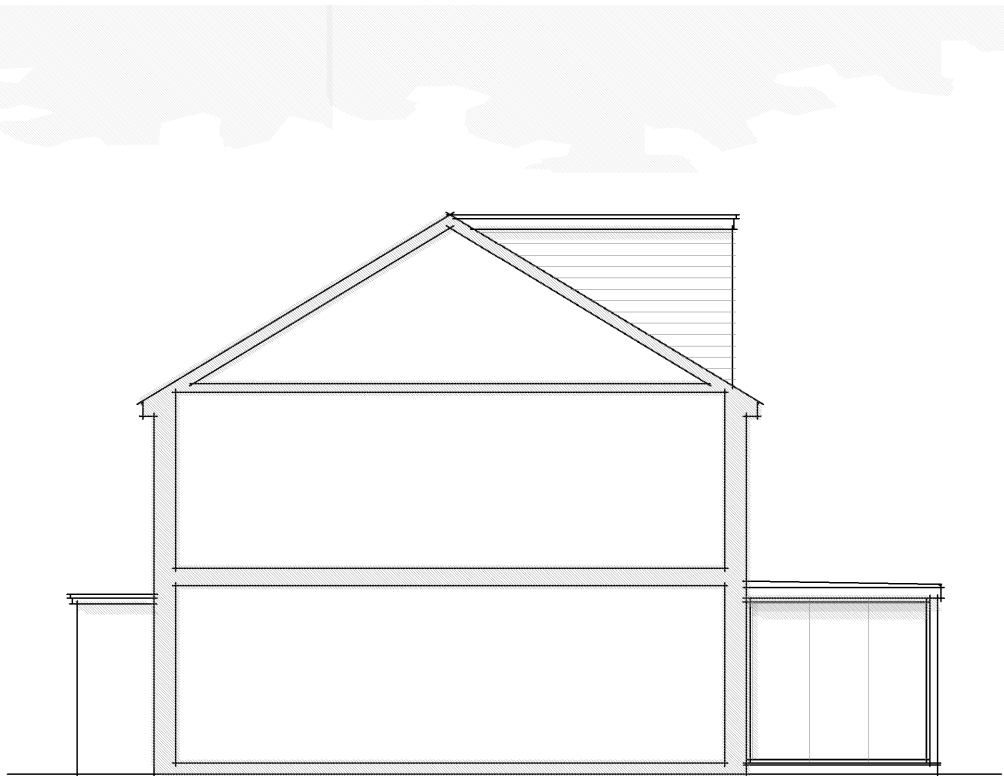
0 1 2 3 4 5m



PROPOSED REAR ELEVATION (facing due south)
SCALE 1:100



PROPOSED SIDE ELEVATION / SECTION (facing due east)
SCALE 1:100



EXISTING SIDE ELEVATION / SECTION (facing due west)
SCALE 1:100

CLASS B & C
CALCULATION FOR ADDITIONAL VOLUME CREATED BY
EXTENDING WITH A REAR FACING DORMER

Additional volume created by formation of a rear facing dormer window

Width of proposed dormer = 4.95m
Depth of proposed dormer = 3.76m
Height of proposed dormer = 2.23m o/a
Assume square dormers = 41.50 cubic metres

41.50 cubic metres
2

1no. dormer window in total = 20.75 cubic metres.

The proposed loft conversion with rear flat roof dormer falls under Class B & C of the Permitted Development Order, in that;

- at 20.75 cubic metres, it measures less than 50 cubic metres.
- the front roof lights shall not project more than 150mm over the plane of the existing front roof slope.
- it shall not exceed the height of the existing ridge.
- it shall not fall within 200mm from the rear eaves.
- it shall be finished in materials to match the existing.

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It is the sole responsibility of the building owner to draw up all legal agreements with adjoining property owners to cover the over hanging of any fascias, guttering, foundations or any part of the building. CMCdesign can not be held responsible in any way whatsoever for any legal costs or other costs incurred through any neighborhood disputes.

It is the sole responsibility of the building owner to comply with the party wall act 1996 CMCdesign can not be held responsible in any way if non compliance is adopted.

use figured dimensions only in millimetres only unless stated otherwise.

all clients and contractors to check all drawings and to verify all dimensions on site prior to works commencing, any discrepancies in dimensions or boundary locations are to be brought to the attention of CMCdesign immediately before any further works take place on site

revision

client

smeeth

stage

planning

date

march 2023

scale

1:100 @ A3

address

31 waterbeech drive
hedge end
hampshire
so30 4nh

drawing no.

822/03/105

drawing

proposed

elevations

CMCdesign architectural services



the studio, 23 maltres road,
chandlers ford, hampshire so53 5ds

t 07968 987654

e studio@cmc-design.co.uk

w www.cmc-design.co.uk