

PROPOSED MATERIALS -

walls - brick
to match existing

walls - tile hanging/render
to match existing

roof - flat

windows/doors - white
to match existing

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 = 5.32m
Depth of proposed dormer = 3.87m
Height of proposed dormer = 2.23m o/a
Assume square dormers = 45.91 cubic metres

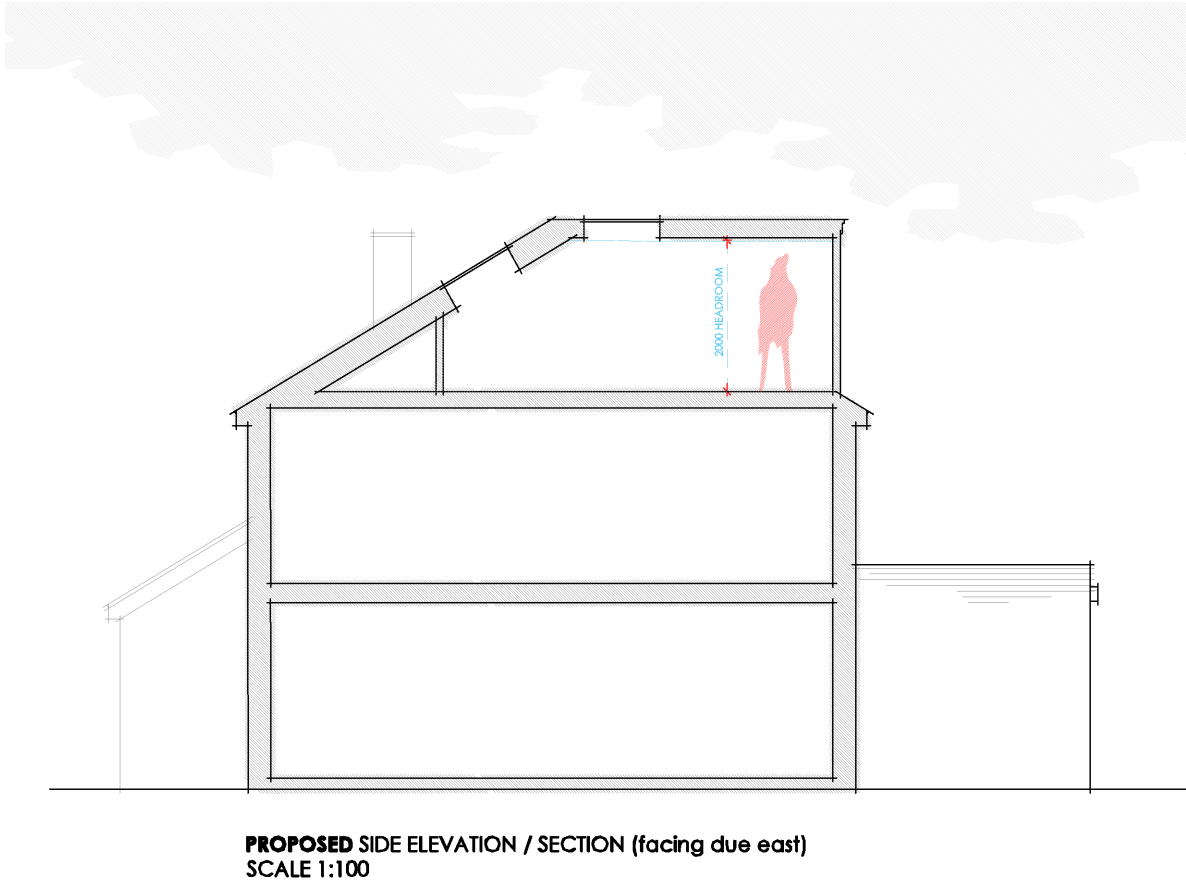
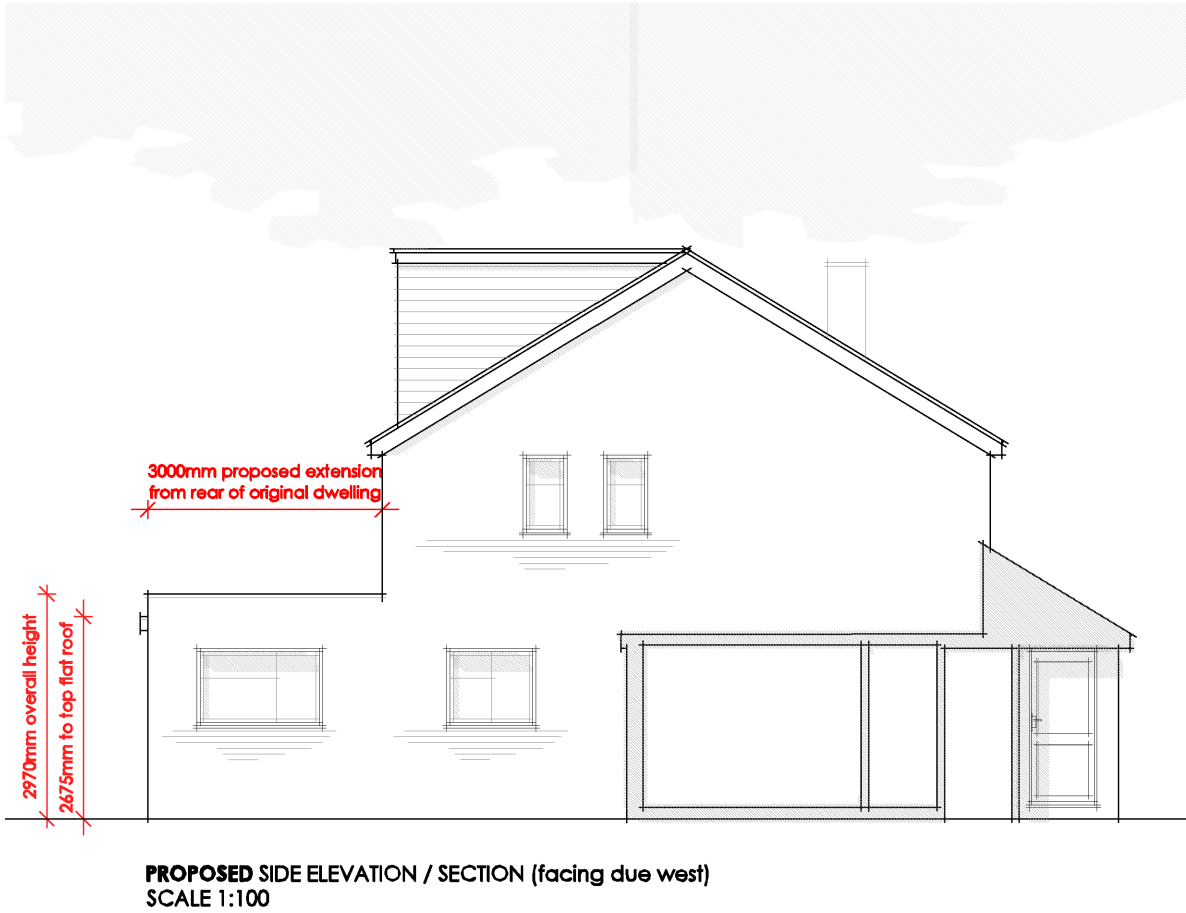
45.91 cubic metres
2

1no. dormer window in total = 22.95 cubic metres.

The proposed loft conversion with rear flat roof dormer falls under Class
B & C of the

Permitted Development Order, in that;

- at 22.95 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
walsgrave

stage
planning

date
sept 2023

scale
1:100 @ A3

address
27 new road
fair oak
hampshire
so50 8en

drawing no.
856/09/106

drawing
proposed
elevations

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