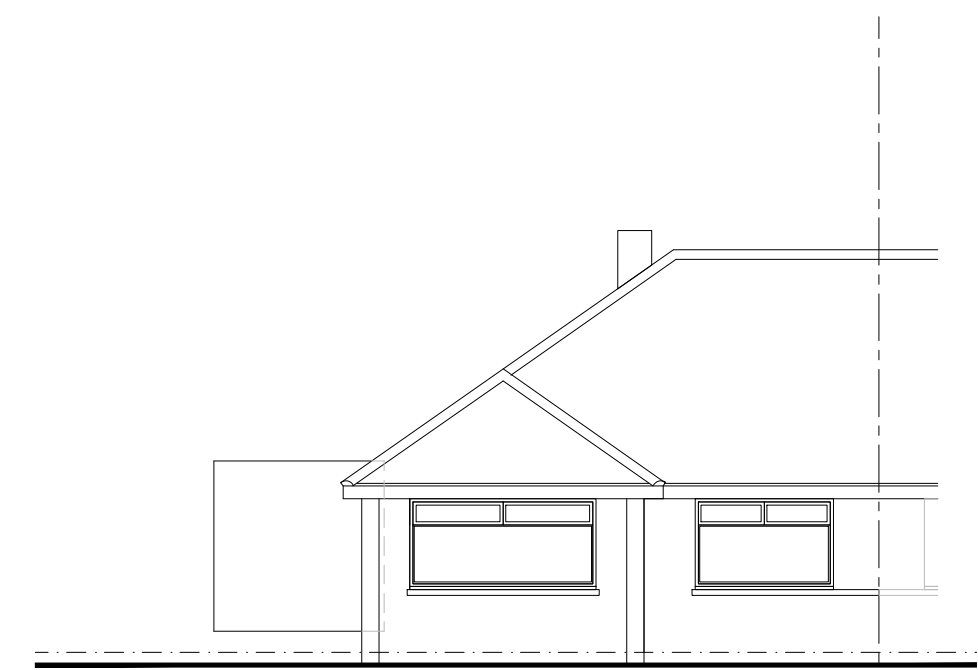
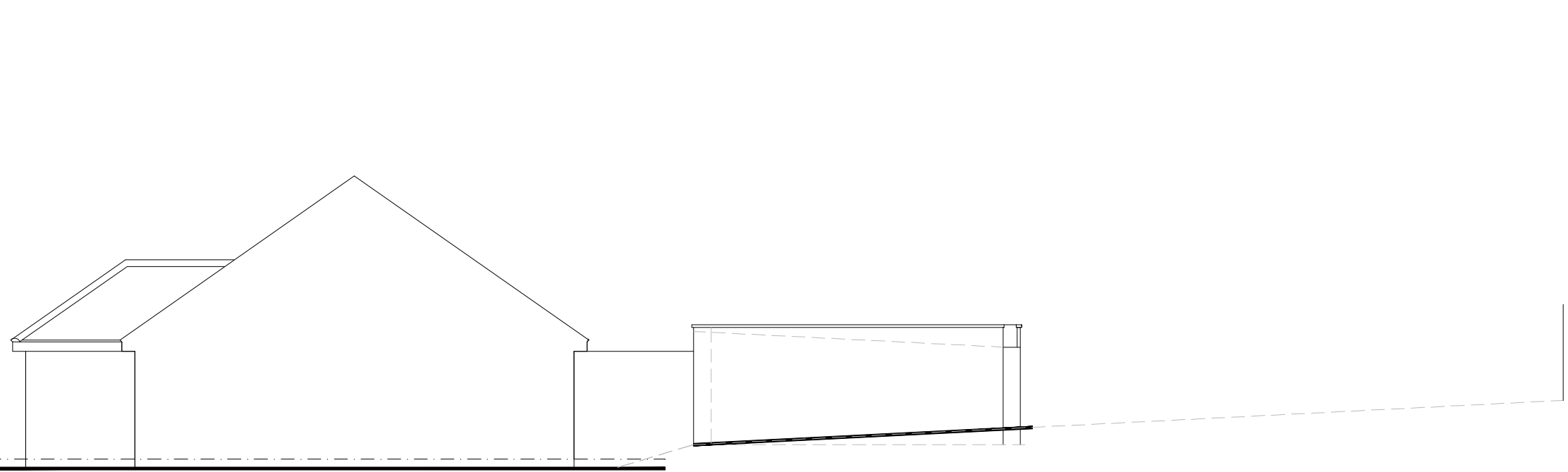




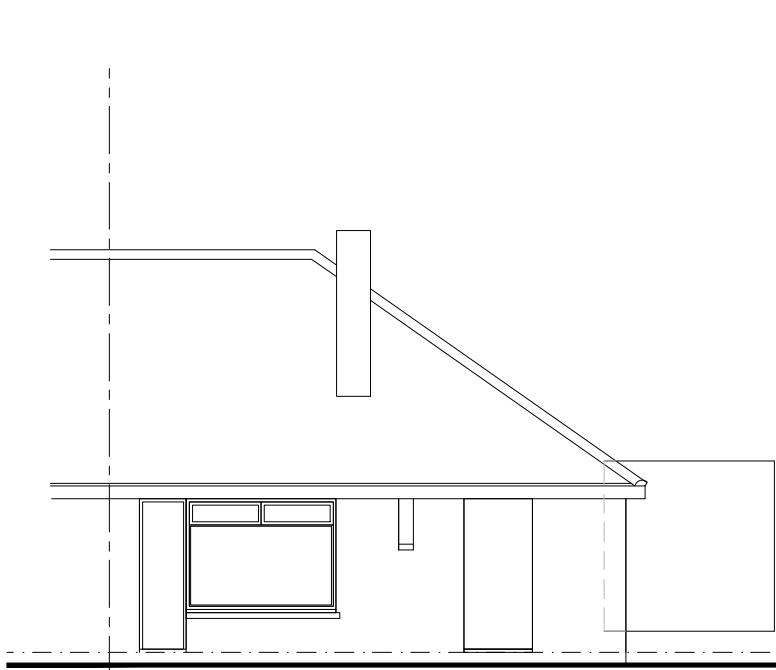
EXISTING FRONT ELEVATION
SCALE 1 : 100



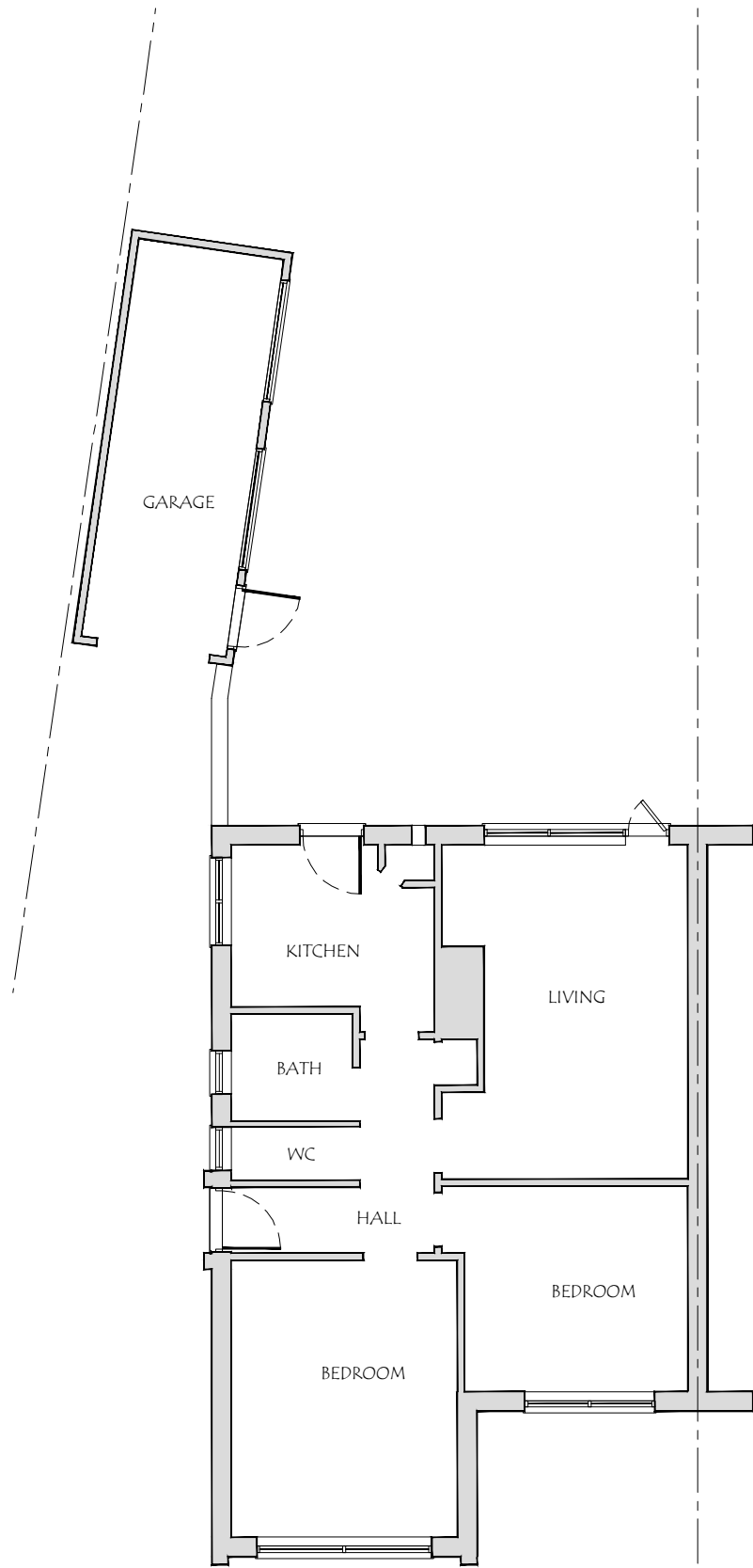
EXISTING SIDE ELEVATION
SCALE 1 : 100
With garage.
Also showing ground level rising to rear. Approx diff in level from rear of dwelling to top of garden = 1.250m



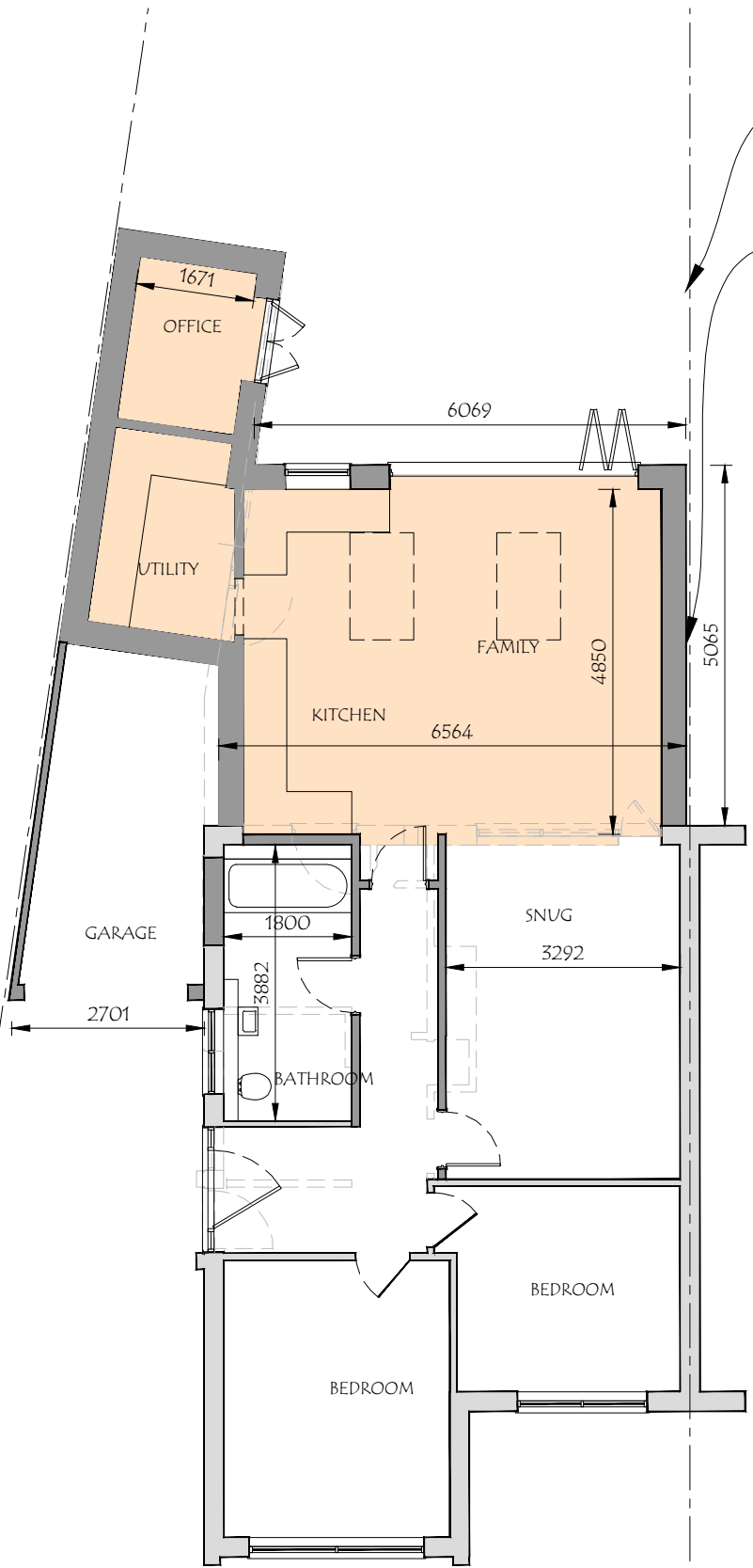
EXISTING SIDE ELEVATION
SCALE 1 : 100
With garage.



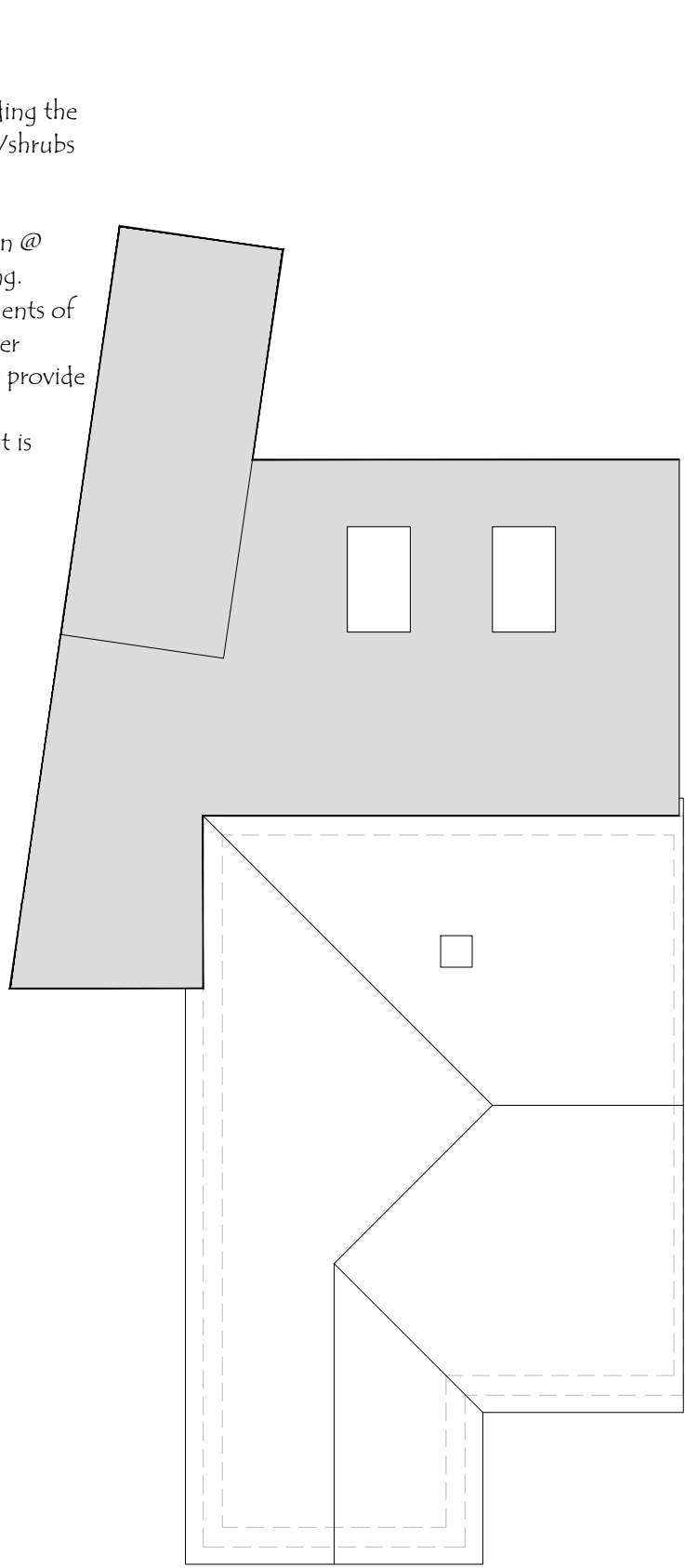
EXISTING REAR ELEVATION
SCALE 1 : 100
With garage.



EXISTING GROUND FLOOR LAYOUT
SCALE 1 : 100
Dotted line indicates extent of legal boundary.



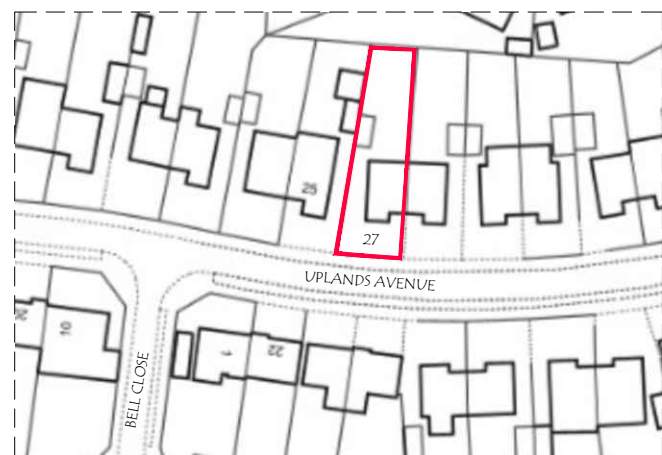
PROPOSED GROUND FLOOR LAYOUT
SCALE 1 : 100



PROPOSED ROOF LAYOUT
SCALE 1 : 100

See Block Plan note regarding the removal of original hedge/shrubs along shared boundary.

Single storey rear extension @ 5.1m from existing dwelling. Would meet the requirements of a Prior Approval for a larger extension in its length. To provide habitable accommodation however, the overall height is higher than PD.



SITE LOCATION
SCALE 1 : 1250

- INDICATES EXISTING WALLS TO BE REMAIN
- INDICATES EXISTING STRUCTURE TO BE REMOVED
- INDICATES NEW CONSTRUCTION
- COLOURED AREA INDICATES NEW FLOOR SPACE.

NOTES-

MATERIAL SCHEDULE.
FACING BRICKS TO MATCH EXISTING.
WINDOWS/DOORS TO MATCH EXISTING.
FLAT ROOF TO EXTENSION AND GARAGE TO BE SINGLE POLYMER MEMBRANE.

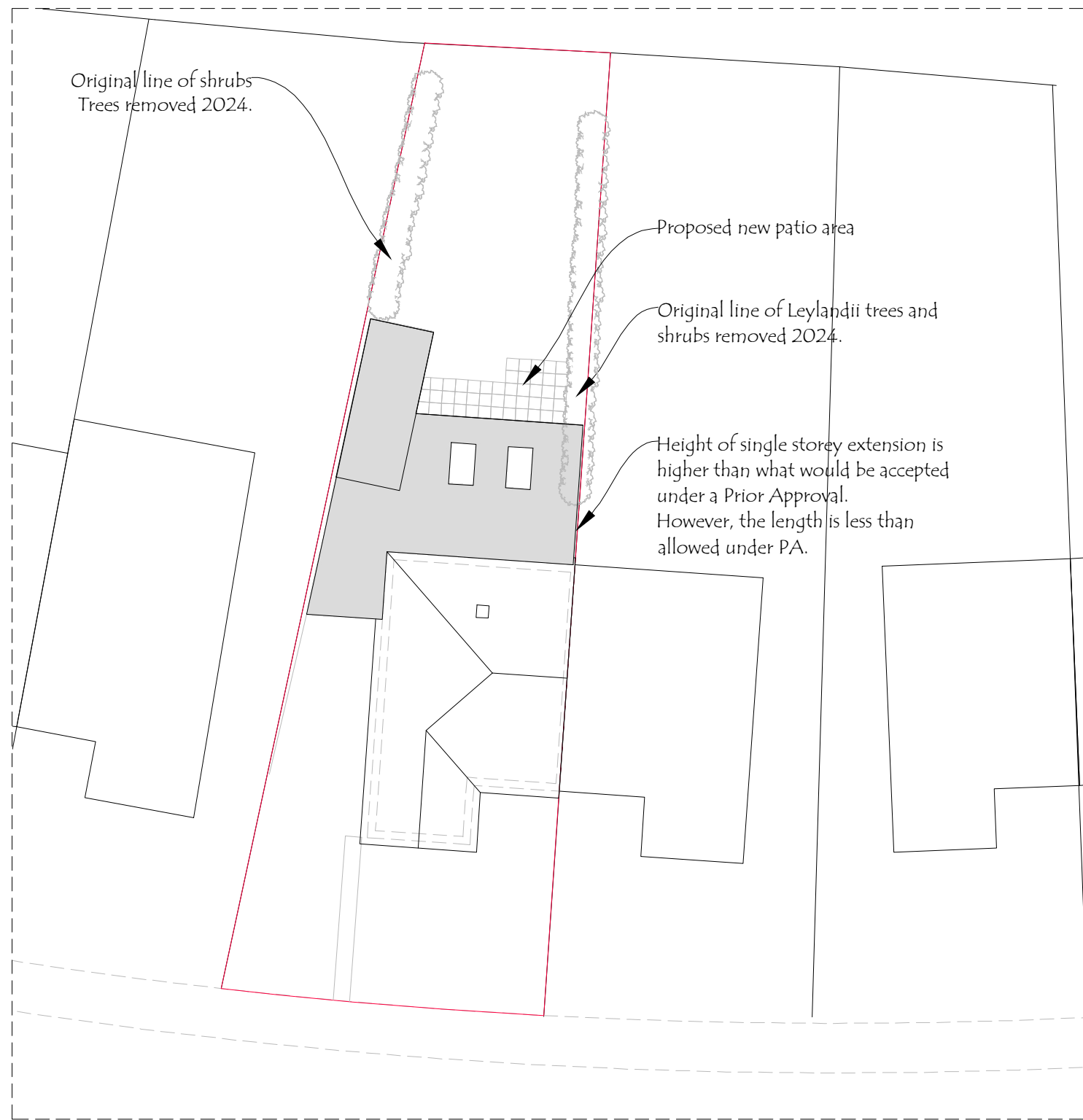
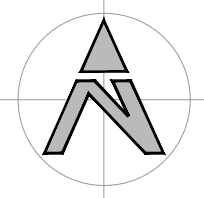
The proposal is to construct a single storey rear extension, with a flat roof, and link this to a converted garage, to create additional habitable space.

The extent of the re modeling is shown with dark hatching to indicate new materials or walls. The unaffected areas are shown plain. Areas to be removed are shown in grey dashed lines.

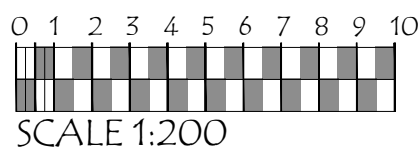
Only the areas of new build are shown hatched on the elevations, which also includes the proposed new windows to existing elements of the dwelling.

Along the boundary, shared with the adjacent neighbour, a full garden length of mature Leylandii shrubs were removed. It is estimated these trees had been in situ for 30yrs plus.

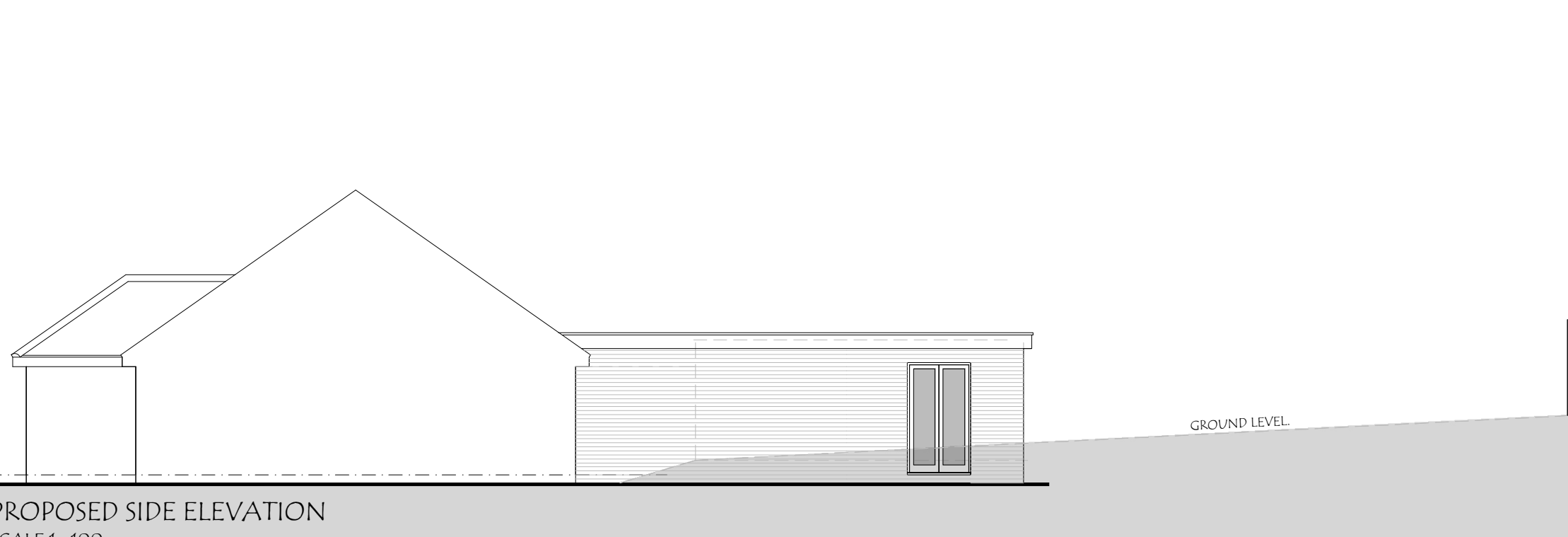
All drainage for surface waste are connected to existing out falls.



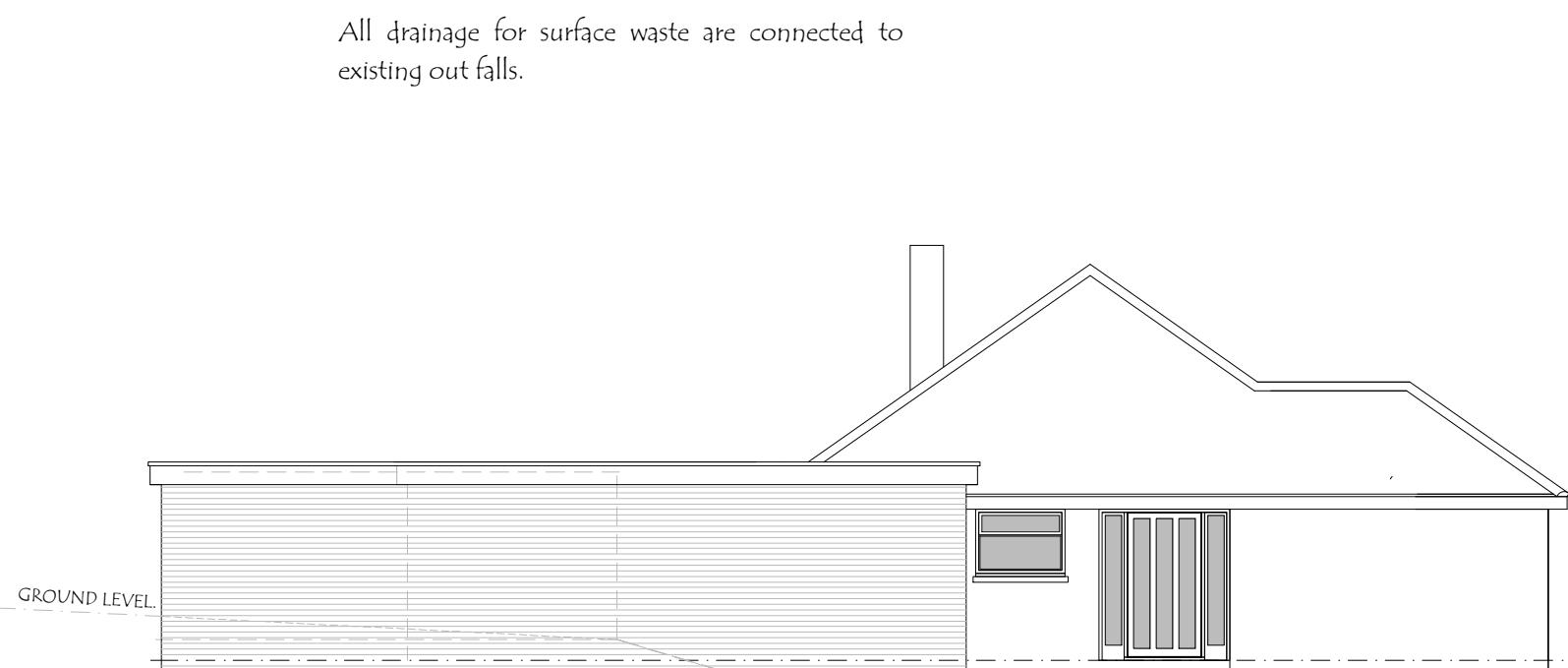
SITE LAYOUT
SCALE 1 : 200
Showing new extension roof.



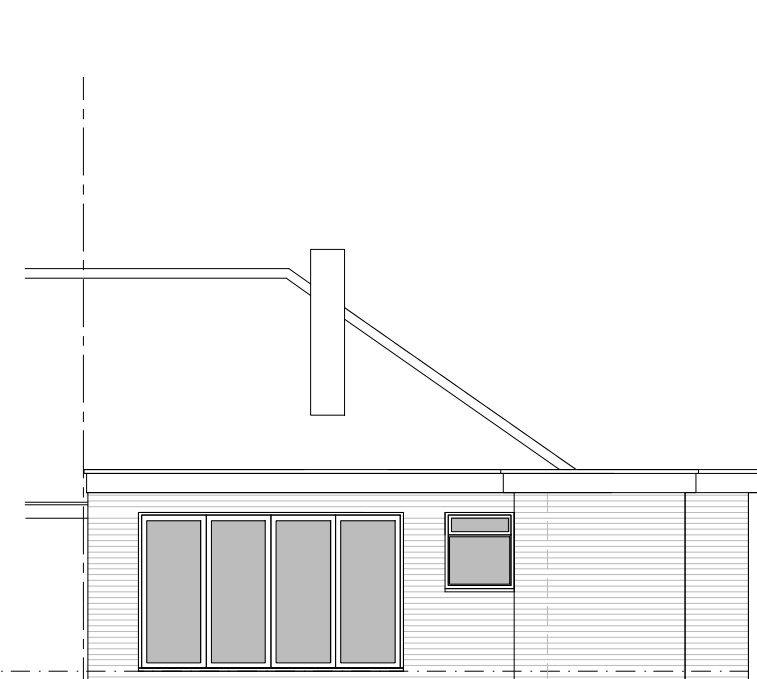
PROPOSED FRONT ELEVATION
SCALE 1 : 100
Showing new and converted garage.



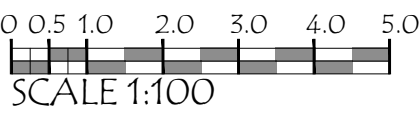
PROPOSED SIDE ELEVATION
SCALE 1 : 100
Showing rear extension linked to garage.
Dotted line and shaded area shows existing (and proposed) ground level elevating along length of rear garden.



PROPOSED SIDE ELEVATION
SCALE 1 : 100
Showing rear extension and converted garage.



PROPOSED REAR ELEVATION
SCALE 1 : 100
Showing rear extension and converted garage.



SCALE 1:100

rev	date	description	NCC	drawn	chkd
NCC design 116, Crowborough Lane Kents HE1, Milton Keynes, Buckinghamshire MK17 6JN 01908 251020 01908 445343 nigel@NCCDesign.co.uk www.NCCDesign.co.uk Project: 27 UPLANDS AVE, HITCHIN, HERTS SG4 9NH Drawn by: NCC Date: MARCH 2025 Scale: A1/A5 Drawing title: SINGLE STOREY EXTENSION, & GARAGE CONVERSION FOR MR J HOOLEY Drawing number: P241009 02					
					revision P1