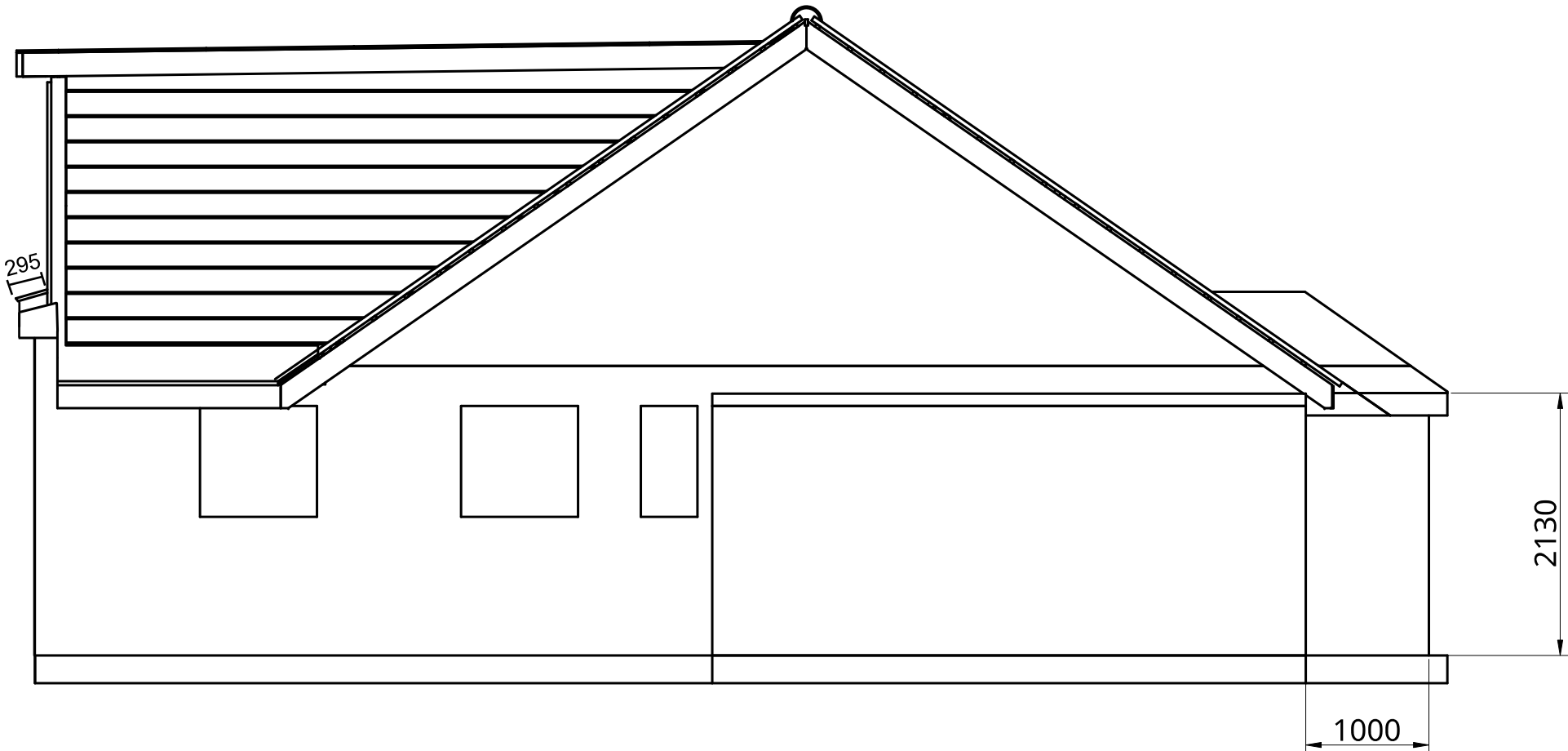
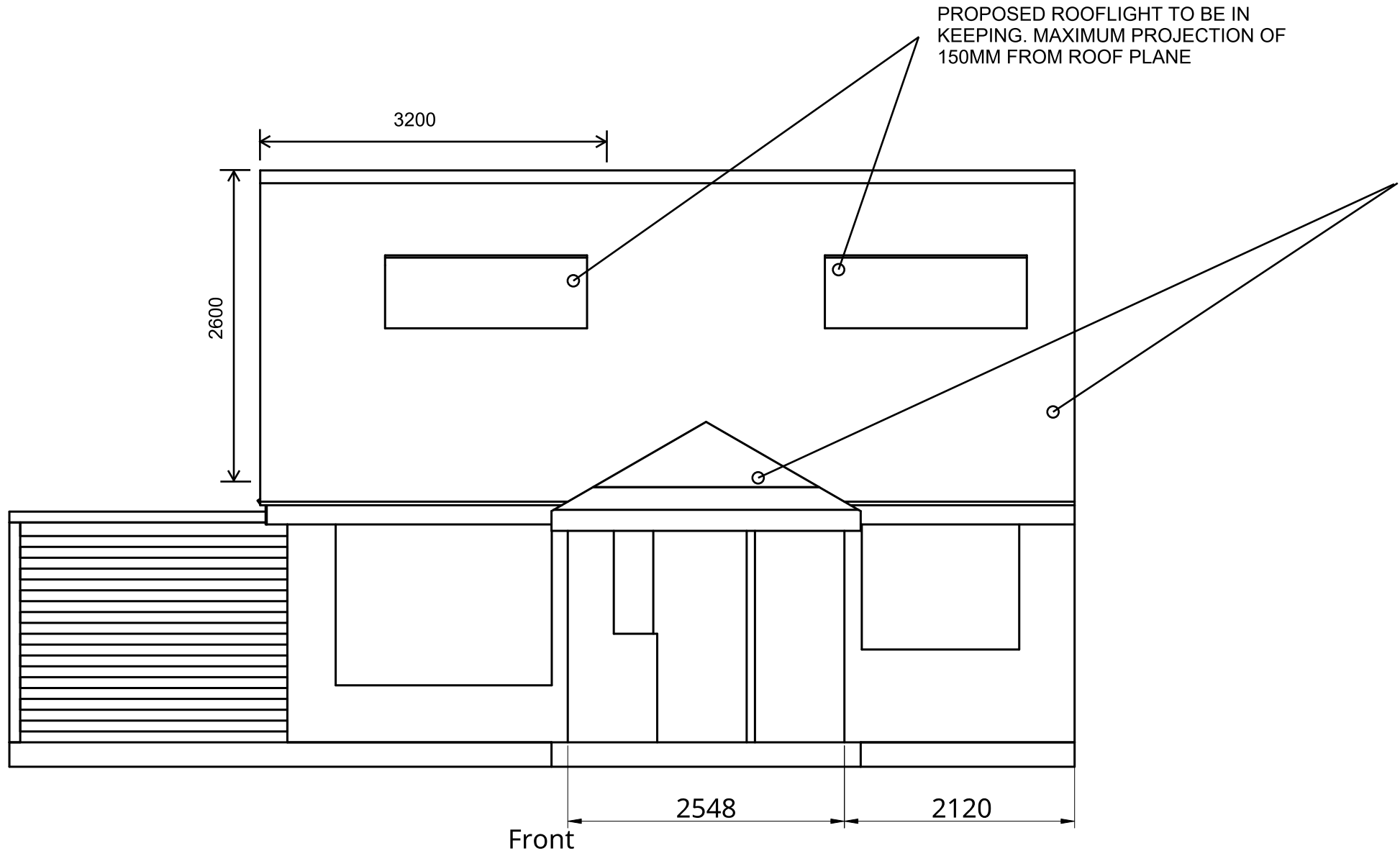
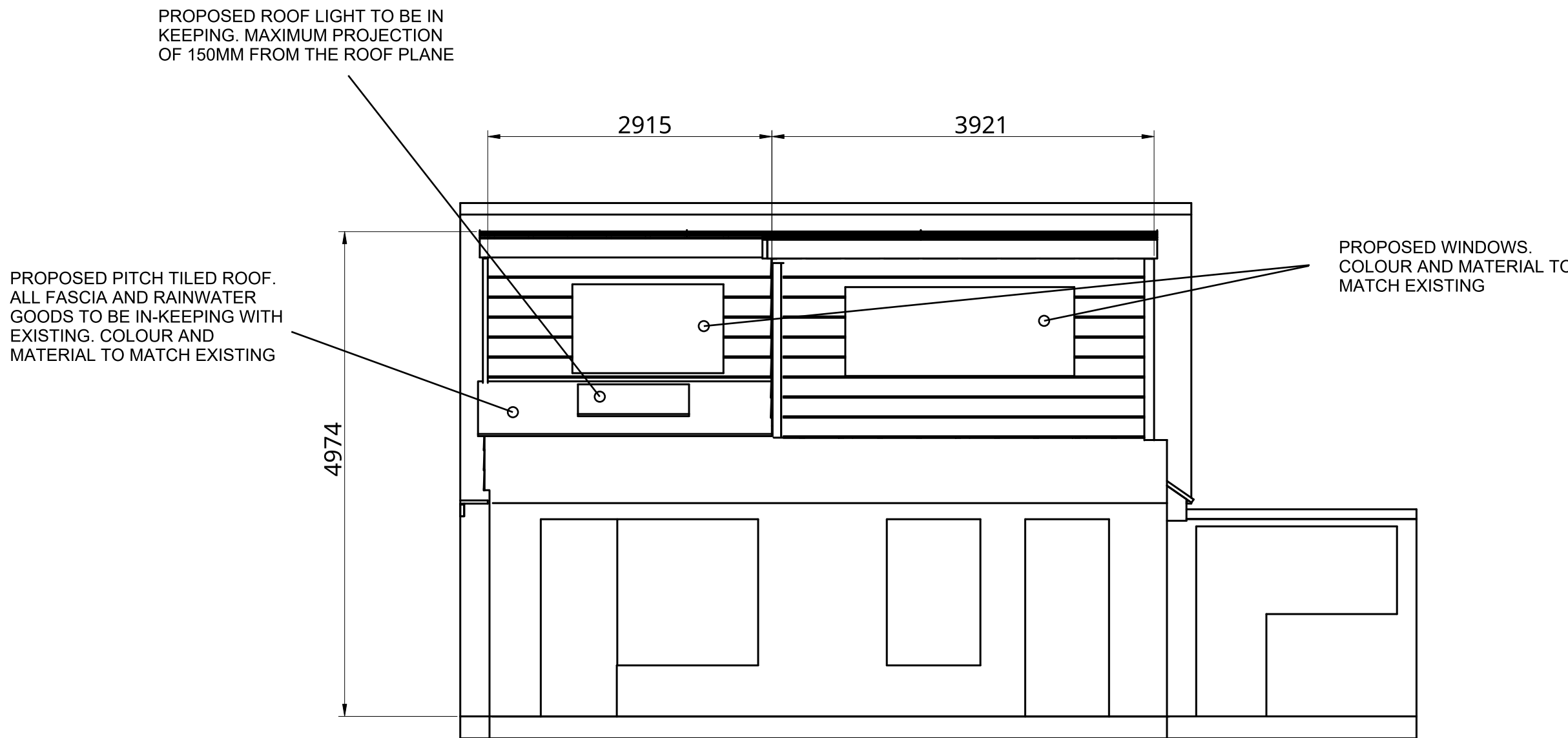
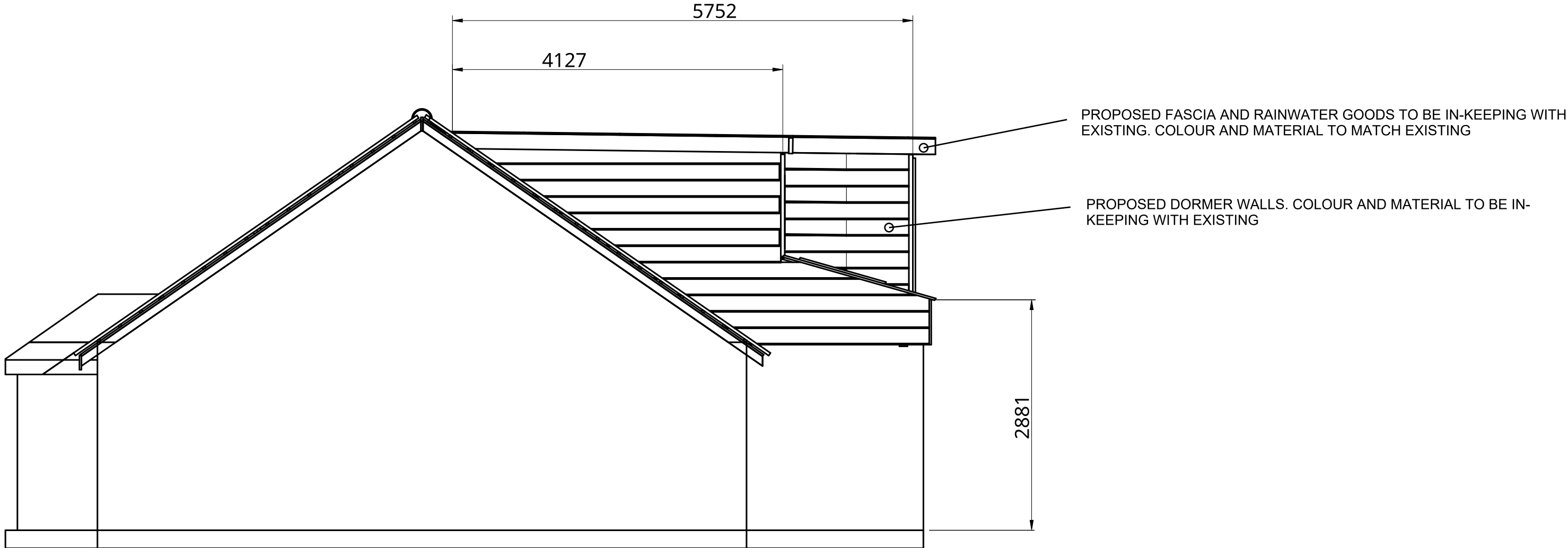




Left



Back



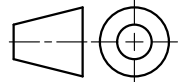
Right

NOTES:

FOR PD ROOF SPACE VOLUME CALCULATIONS PLEASE REFER TO SHEET 2.

PROPOSED EXTERNAL MATERIALS:
WALLS: MATCHED FACING BRICK
LOFT WALL: CLADDING (RAL 9005)
ROOF: TILED TO MATCH EXISTING
FLAT ROOF: EPDM SINGLE PLY MEMBRANE
ROOF LIGHTS: RAL 7016 or EQUIV.
FASCIA/SOFFIT: AS EXISTING
RAINWATER GOODS: U-PVC (BLACK, MATCH EXISTING)



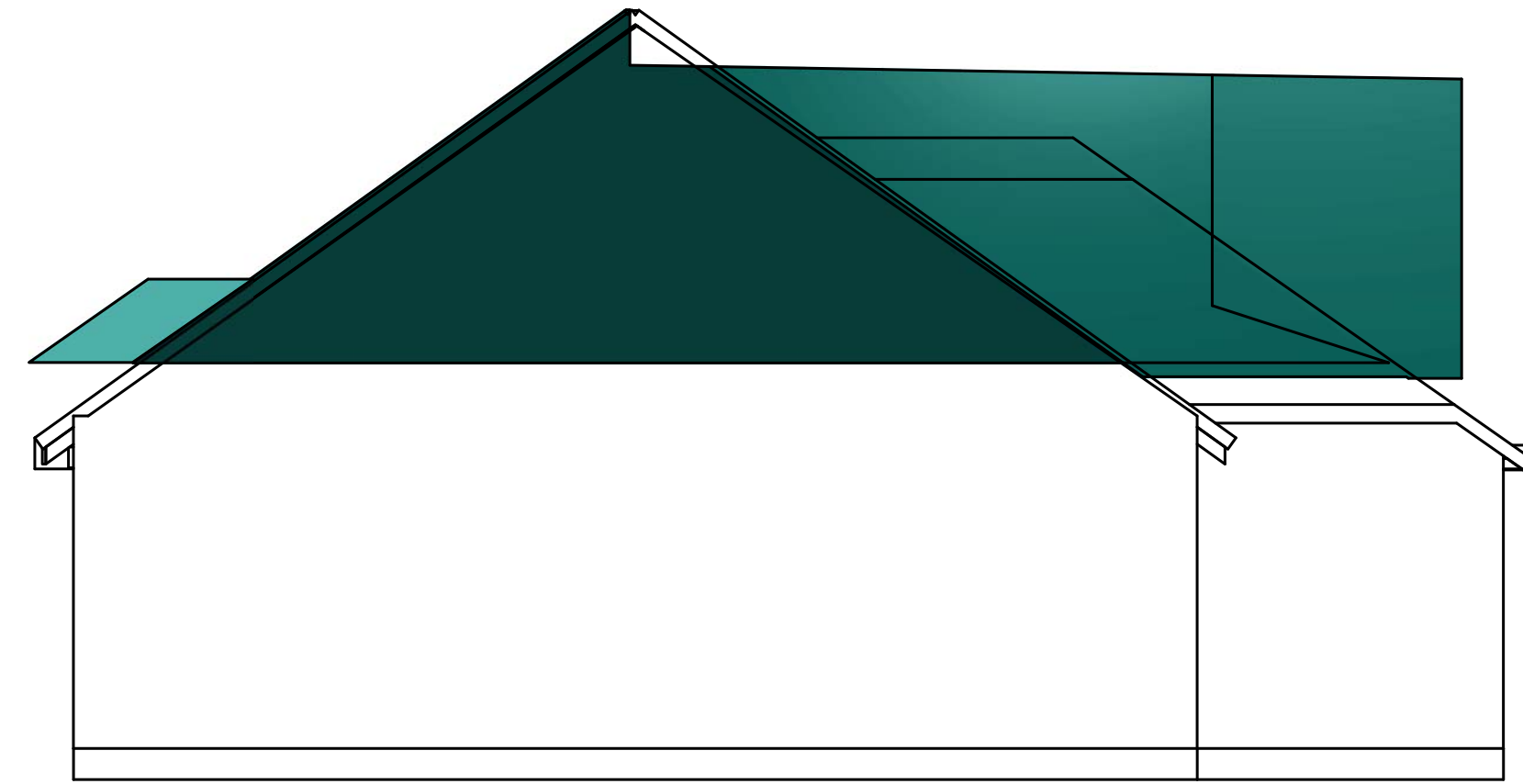
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS ANGULAR = ± ° SURFACE FINISH 	DRAWN	NAME	SIGNATURE	DATE	TITLE 19 MANTON ROAD PROPOSED ELEVATIONS SIZE A1 DWG NO. DOC2503001 REV. 2 SCALE 1:50 WEIGHT SHEET 1 of 2		
	CHECKED	BDJ		2025-04-22			
	APPROVED	ACJ		2025-04-22			
FIRST ANGLE PROJECTION 	MATERIAL		FINISH				

ROOF EXTENSION VOLUME: 48.08 m3

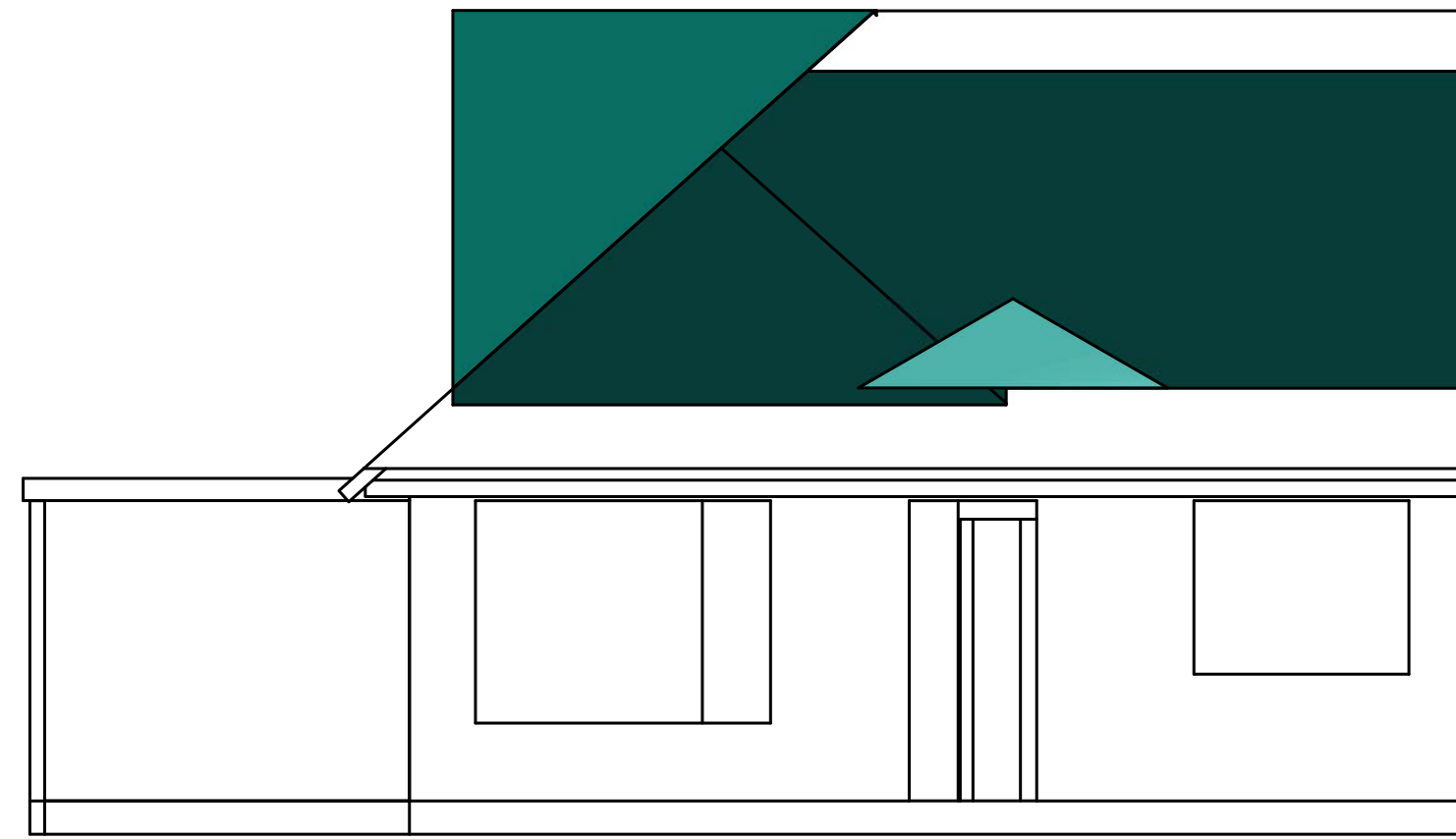
CONSISTING OF:

- i) HIP TO GABLE VOLUME: 11.51 m3
- ii) DORMER EXTENSION VOLUME: 36.57 m3

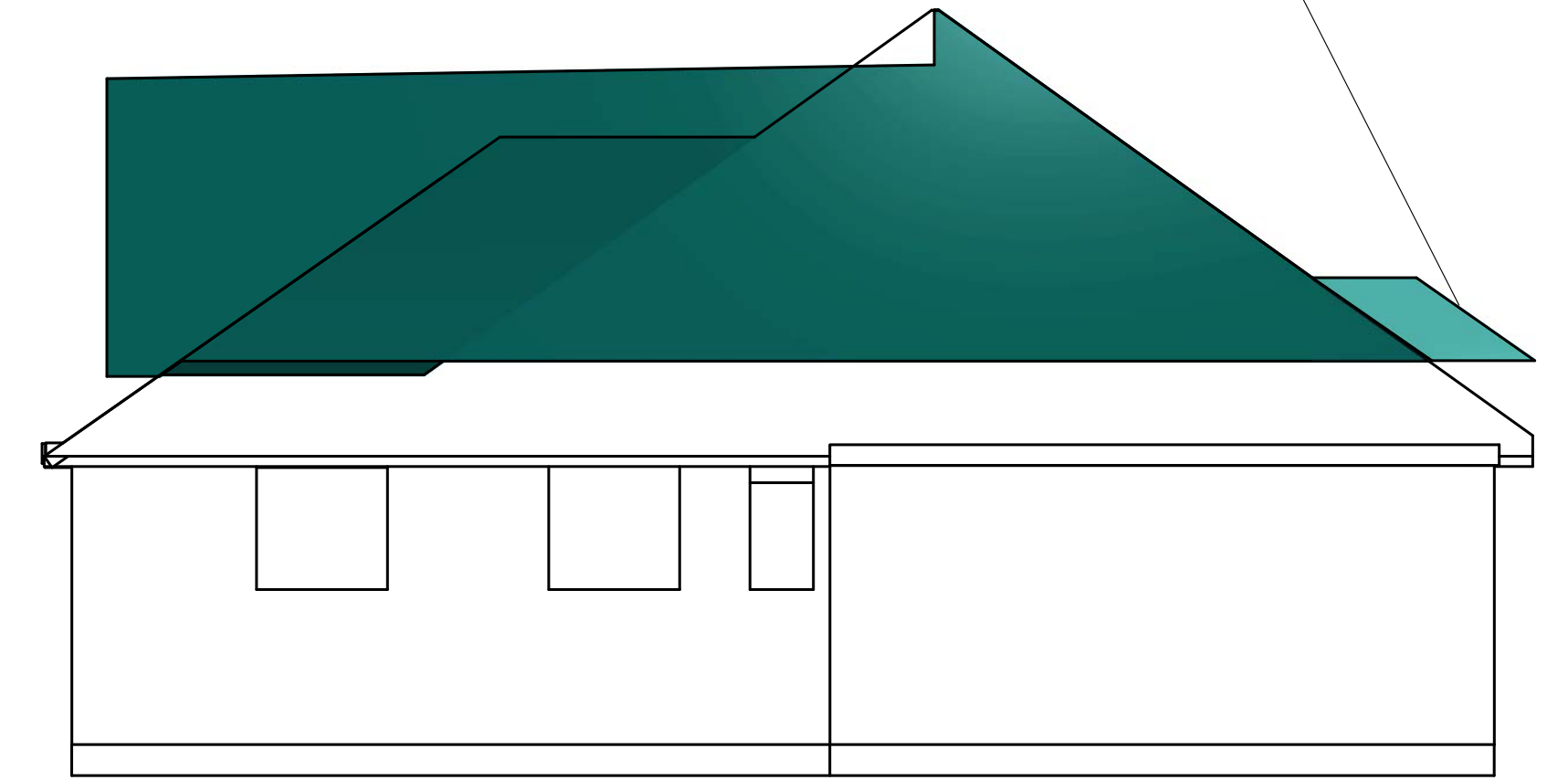
FRONT PORCH EXTENSION
VOLUME: 0.47 m3



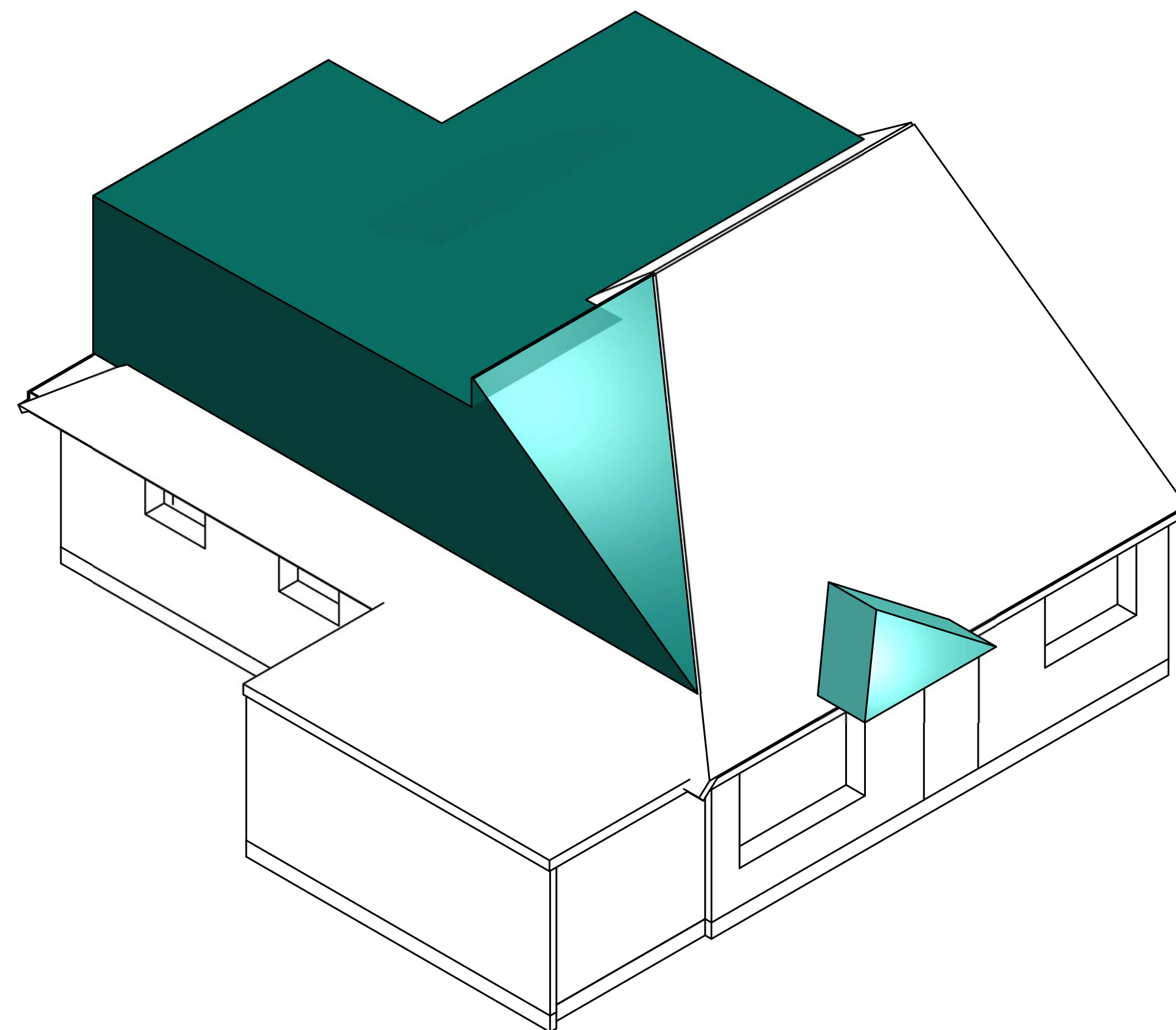
Right



Front



Left



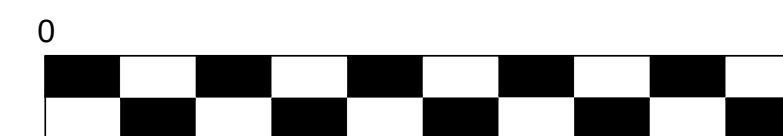
NOTES:

1)ELEVATIONS ON SHEET 2 REPRESENT DWELLING IN CURRENT CONDITION.

2) PRIOR REAR EXTENSION WITH ROOF SPACE ELEMENT TO BE ENTIRELY REMOVED DURING DORMER CONSTRUCTION. THUS, FORMER ROOF SPACE EXPANSION IS DISREGARDED IN THIS ROOF SPACE VOLUMETRIC CALCULATION.

3) CONCLUSIONS:

- i) TOTAL EXTENDED ROOF SPACE FROM ORIGINAL DWELLING =48.55 m3. THE PROPOSAL COMPLIES WITH THE PERMITTED DEVELOPMENT GUIDANCE AS SET OUT IN THE PLANNING PORTAL WEBSITE AND IN THE GUIDANCE DOCUMENT "PERMITTED DEVELOPMENT FOR HOUSEHOLDERS - TECHNICAL GUIDANCE" AS SET OUT ON THE GOV.UK WEBSITE.
- ii) THE PROPOSED ROOF SPACE EXTENSION PERMISSIBLE FOR SEMI-DETACHED AND DETACHED HOUSES IS NO MORE THAN 50 CUBIC METERS. THE PROPOSED ROOF EXTENSION IS THEREFORE COMPLIANT WITH THIS LIMITATION AS SET OUT IN THE CALCULATIONS PROVIDED.
- iii) NO SIDE FACING WINDOWS ARE PROPOSED IN THE ROOF EXTENSION DETAILED.
- iv) ROOF EXTENSION IS SET BACK $\geq 0.2\text{M}$ FROM ORIGINAL EAVES.
- v) CLASS C: ALTERATION TO ROOF CONCERNING ROOF WINDOWS SHALL NOT PROTRUDE MORE THAN 0.15M INCLUSIVE OF FRAME.



UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN MILLIMETERS ANGULAR = ± ° SURFACE FINISH 		NAME	SIGNATURE	DATE	TITLE 19 MANTON ROAD PROPOSED ELEVATIONS		
	DRAWN	BDJ		2025-04-22			
	CHECKED						
	APPROVED	ACJ		2025-04-22			
FIRST ANGLE PROJECTION	MATERIAL		FINISH		SIZE A1	DWG NO. DOC2503001	REV. 2
					SCALE 1:50	WEIGHT	SHEET 2 of 2