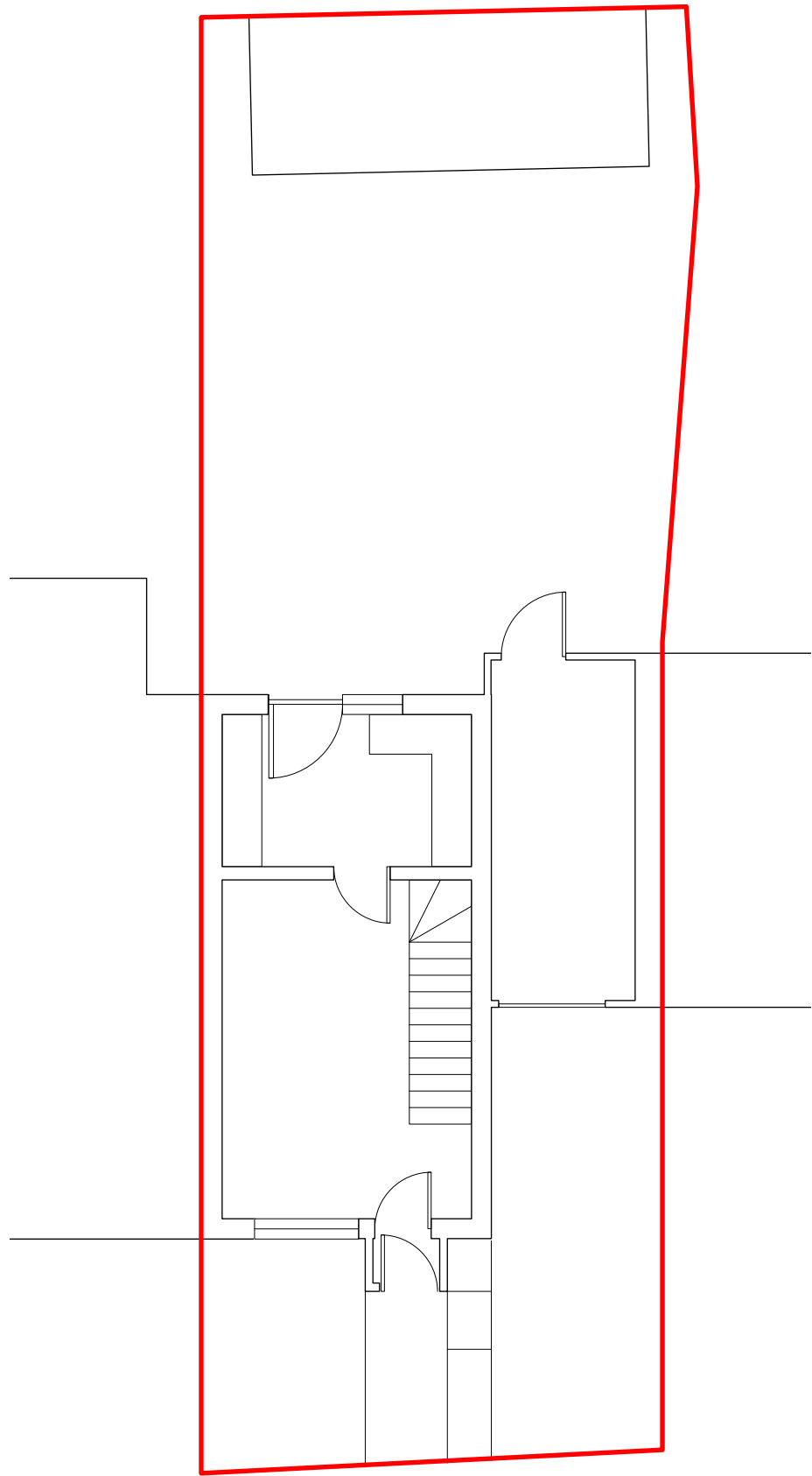
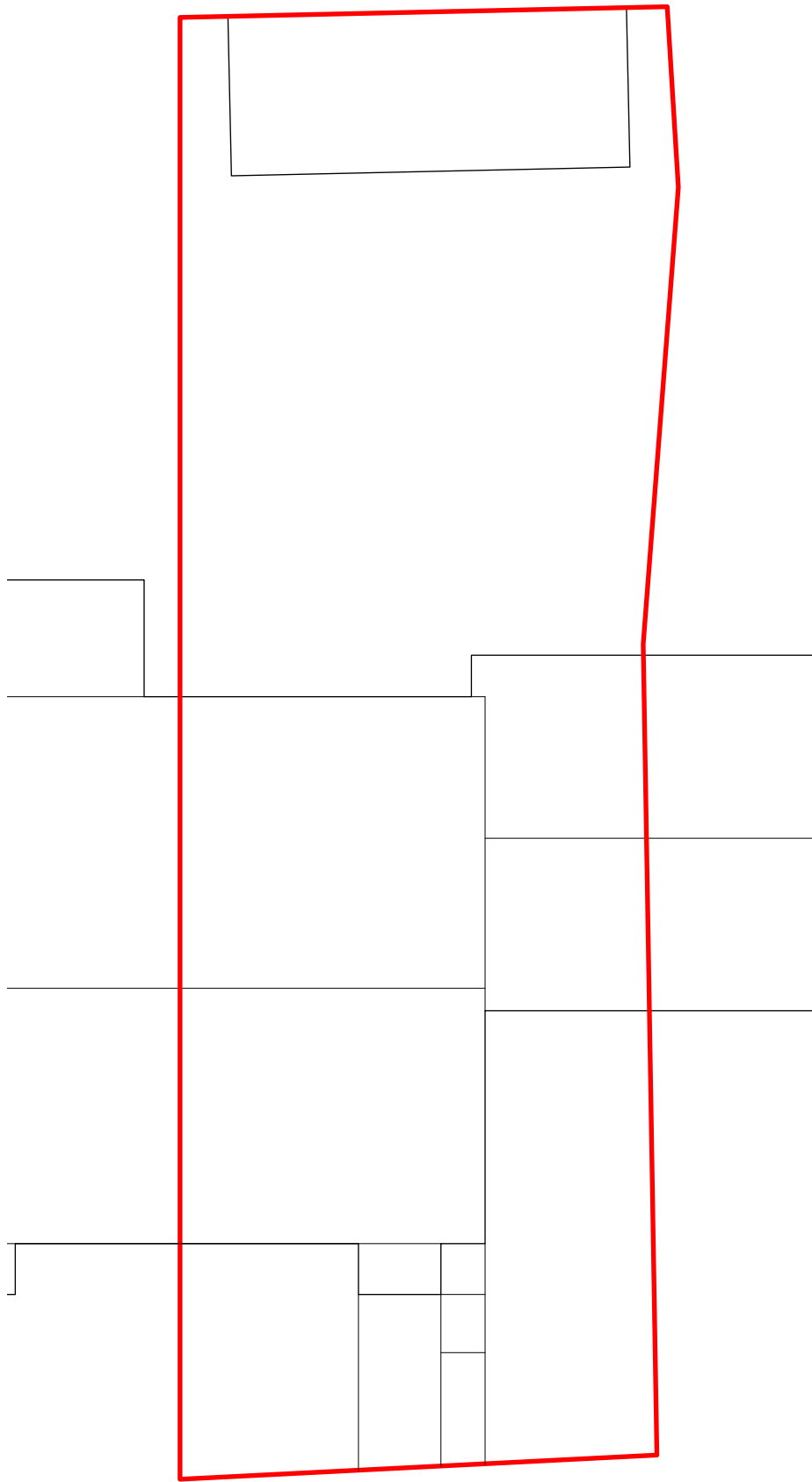
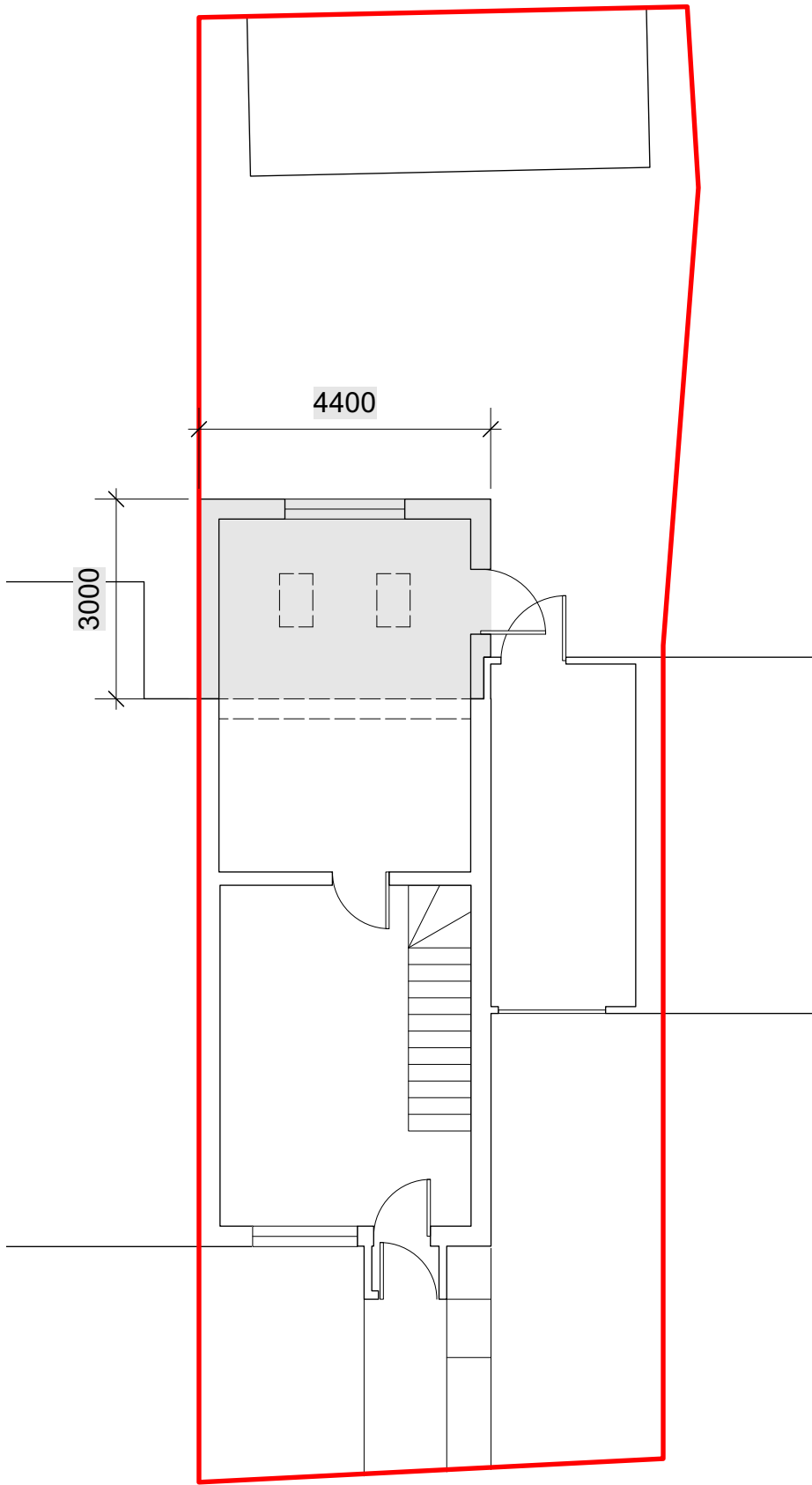




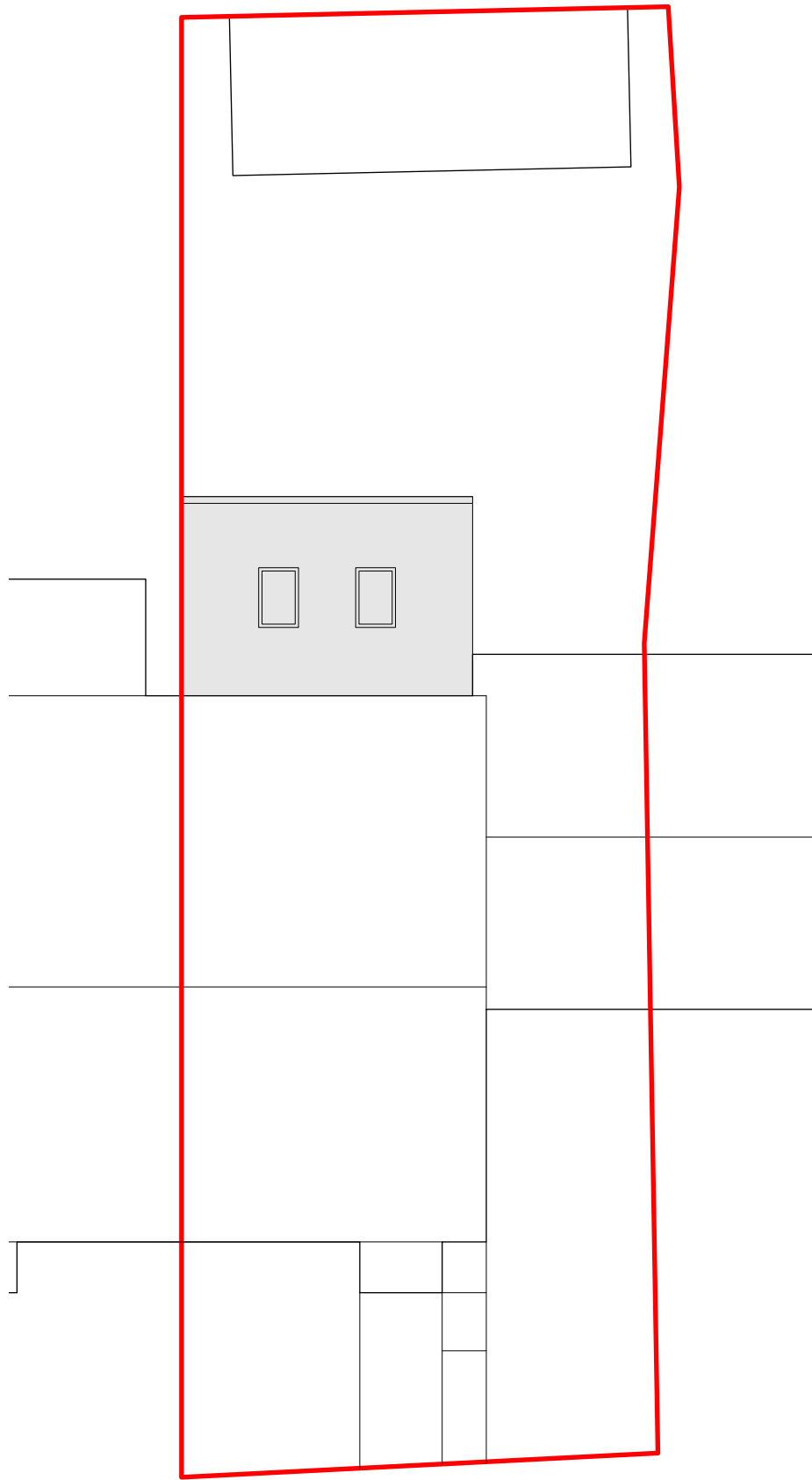
Existing Ground Floor Plan



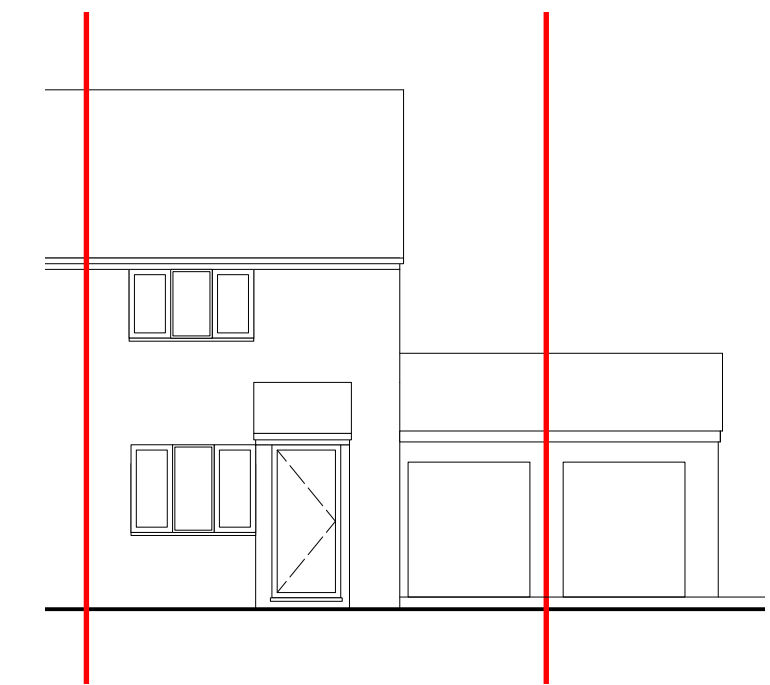
Existing Roof Plan



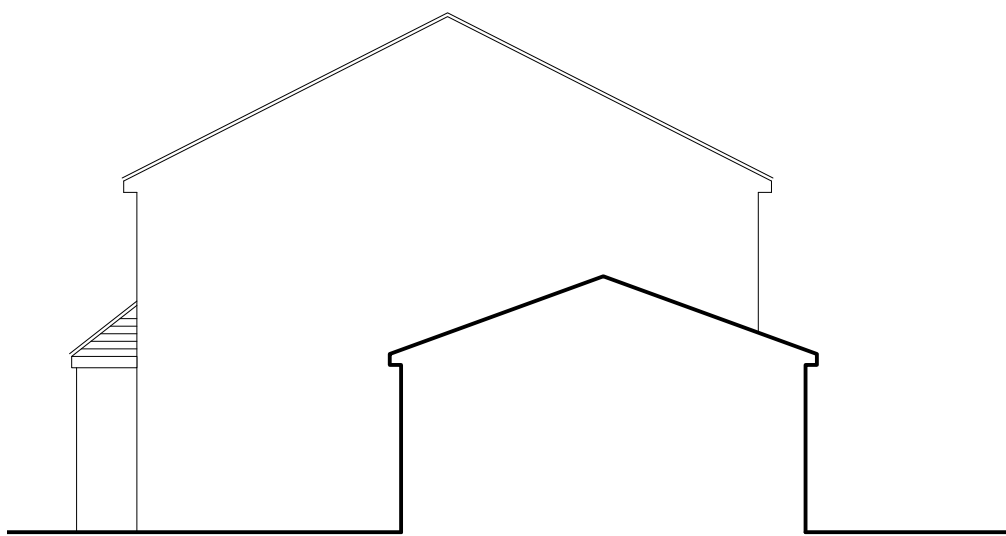
Proposed Ground Floor Plan



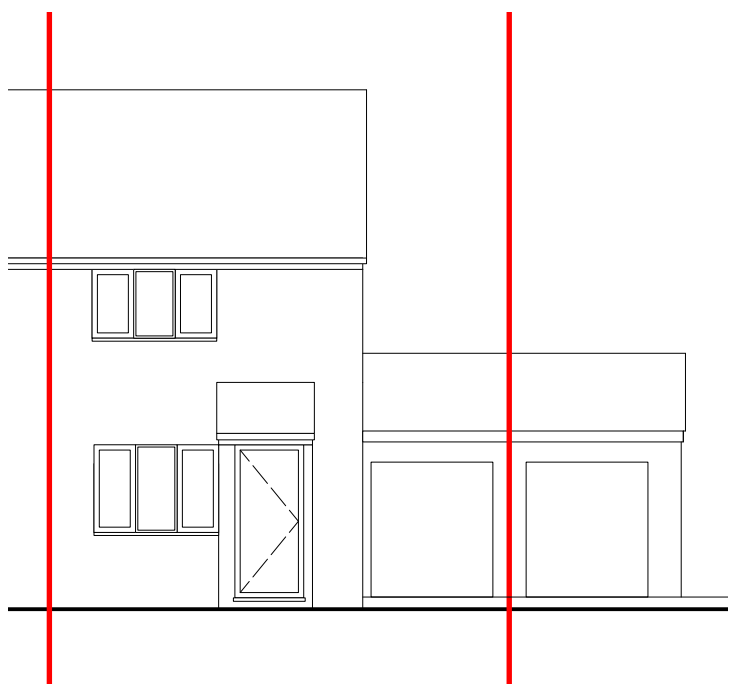
Proposed Roof Plan



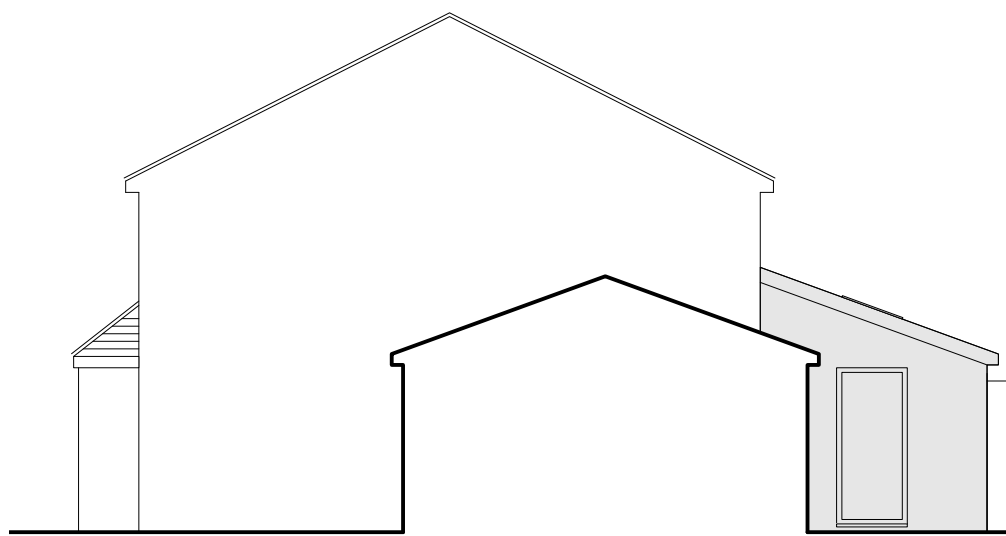
Existing Front Elevation



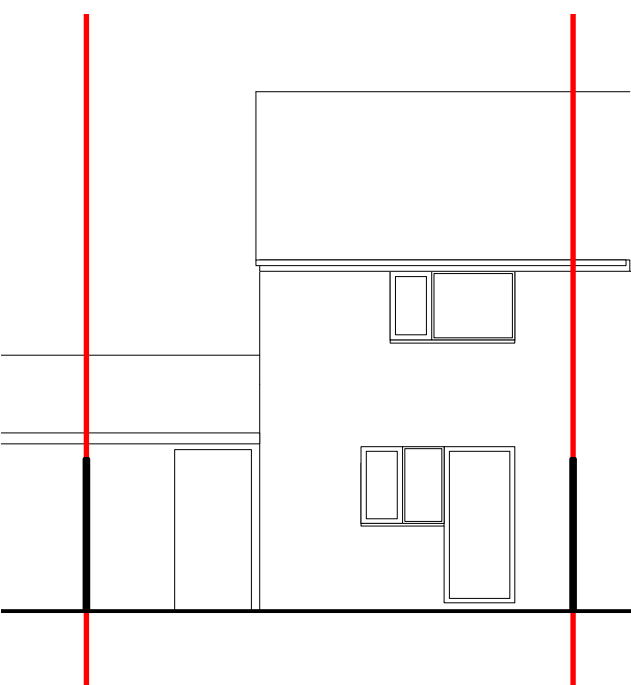
Existing Side Elevation



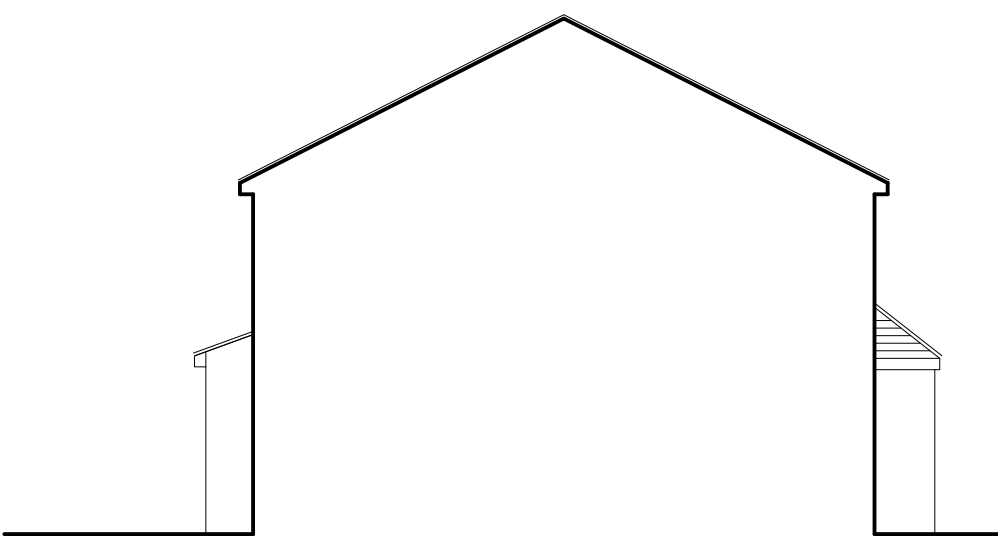
Proposed Front Elevation



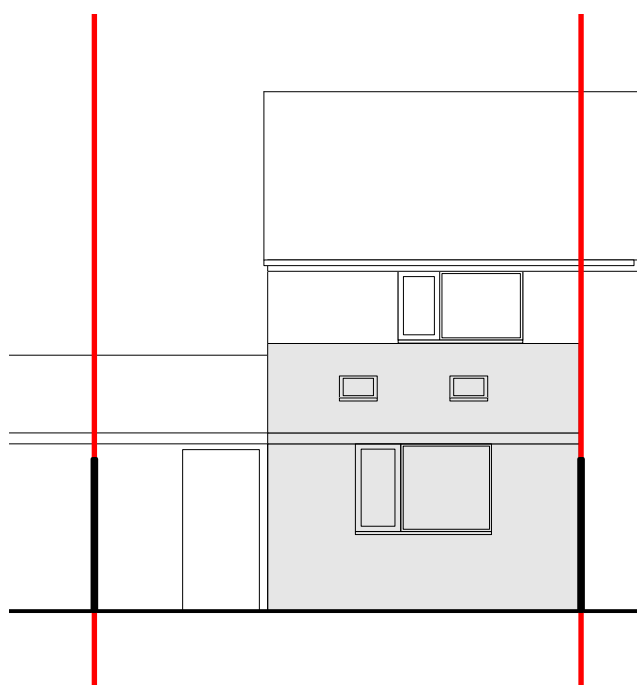
Proposed Side Elevation



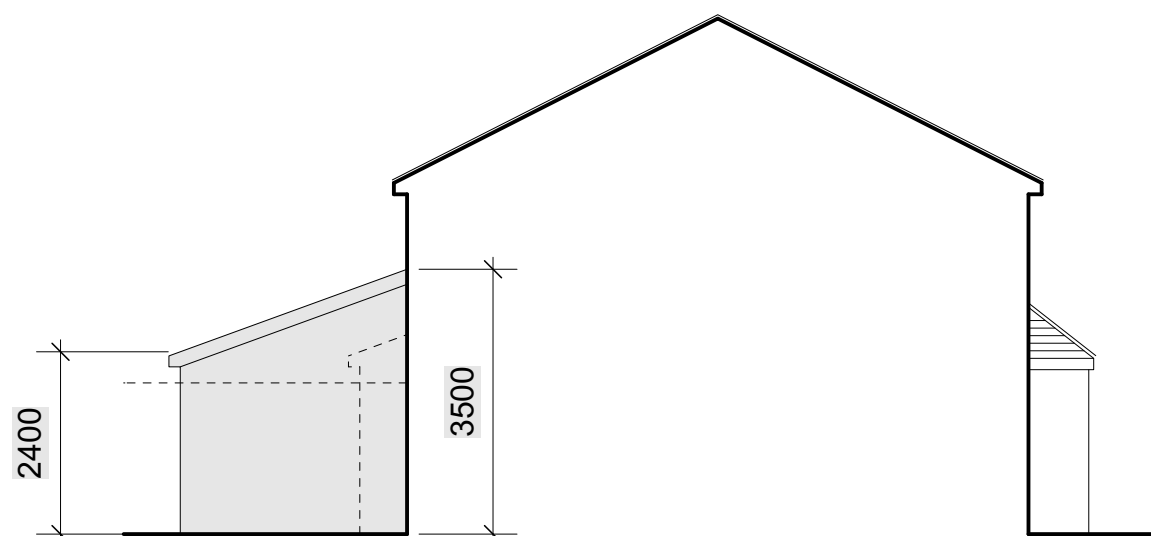
Existing Rear Elevation



Existing Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

PERMITTED DEVELOPMENT NOTES

1). as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

TOTAL SITE AREA = 157m²
ORIGINAL HOUSE (incl garage) = 48m²

Therefore original curtilage (excluding the ground area of the original dwellinghouse) = 109m²

50% of 109 = 54.5m²

Therefore total area of new buildings since the original house cannot exceed 54.5m²

New buildings
Outbuilding @ 2.4 x 6m (14.4m²)

3m x 4.4m extension (13.2m²)

Total = 27.6m²

27.6m² < 54.5m²

2). (f) the enlarged part of the dwellinghouse would have a single storey and -
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

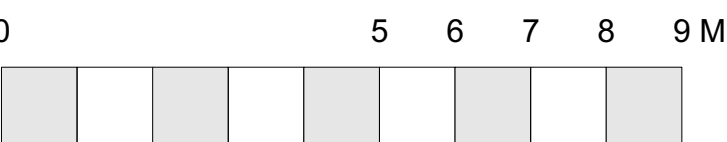
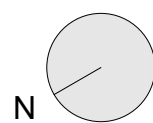
The proposed extension has an eaves height of 2.4m and a depth from the rear elevation of the house of 3m.

3). Development is permitted by Class A subject to the following conditions-
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

The proposed extension shall implement the use of brickwork, u-Pvc Windows and concrete roof tiles to match the existing house.

EXISTING

PROPOSED



**23 WESTELL CLOSE . CLOTHALL COMMON.
BALDOCK SG7 6RY**