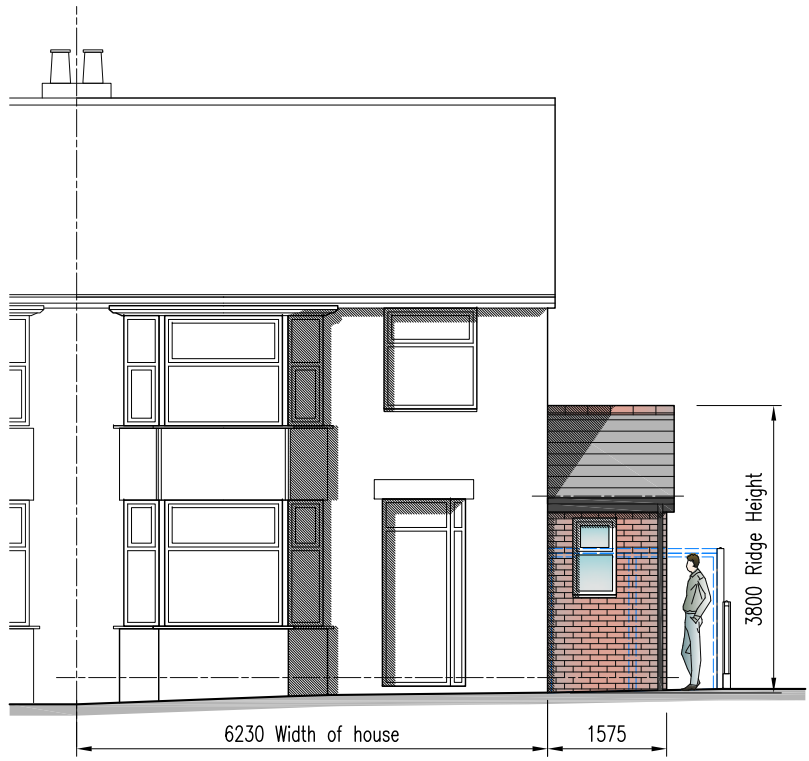


SCALE 1:100
m 0 1 2 3 4 5



PROPOSED FRONT ELEVATION scale 1:100



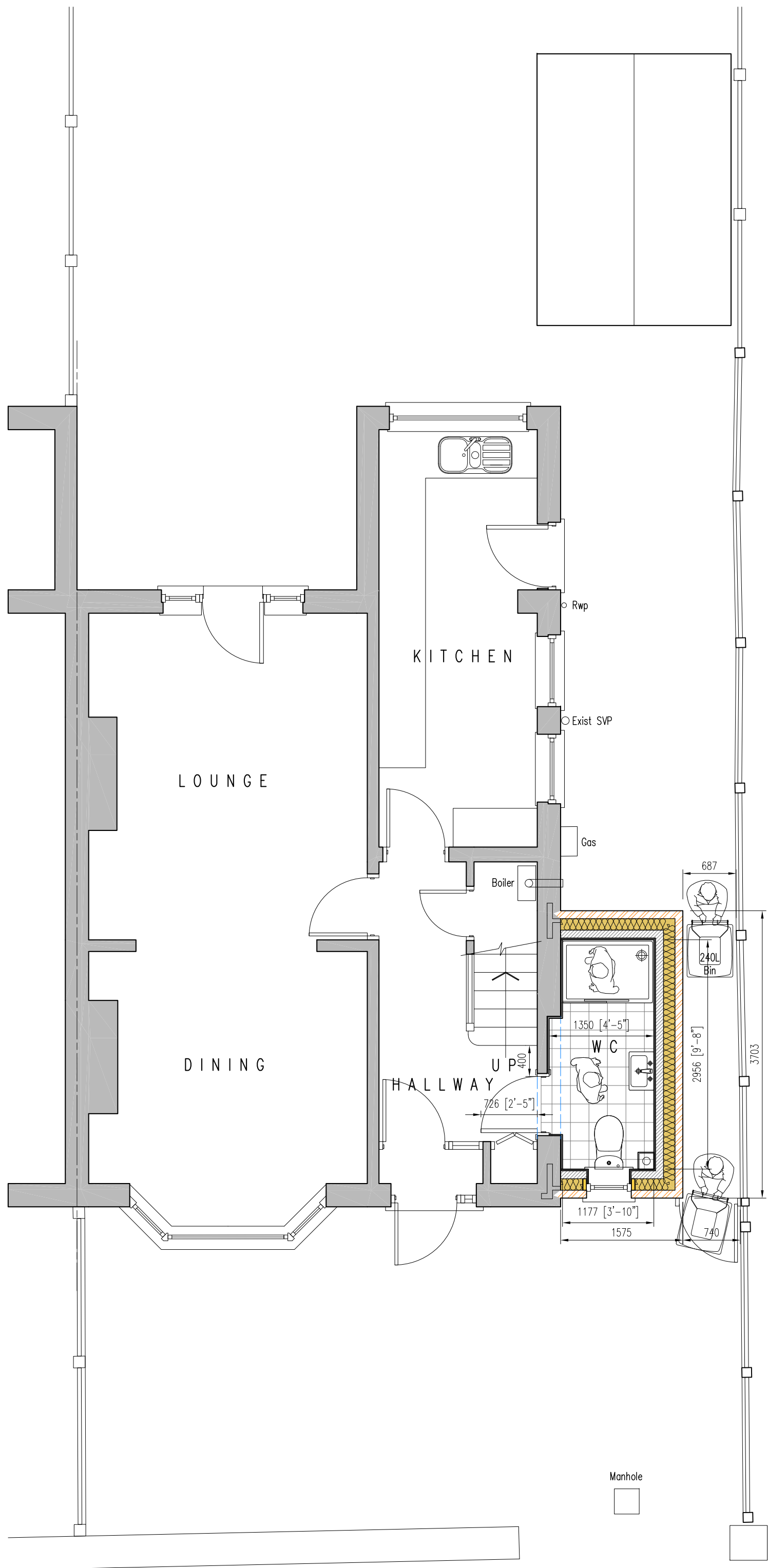
PROPOSED SIDE ELEVATION scale 1:100



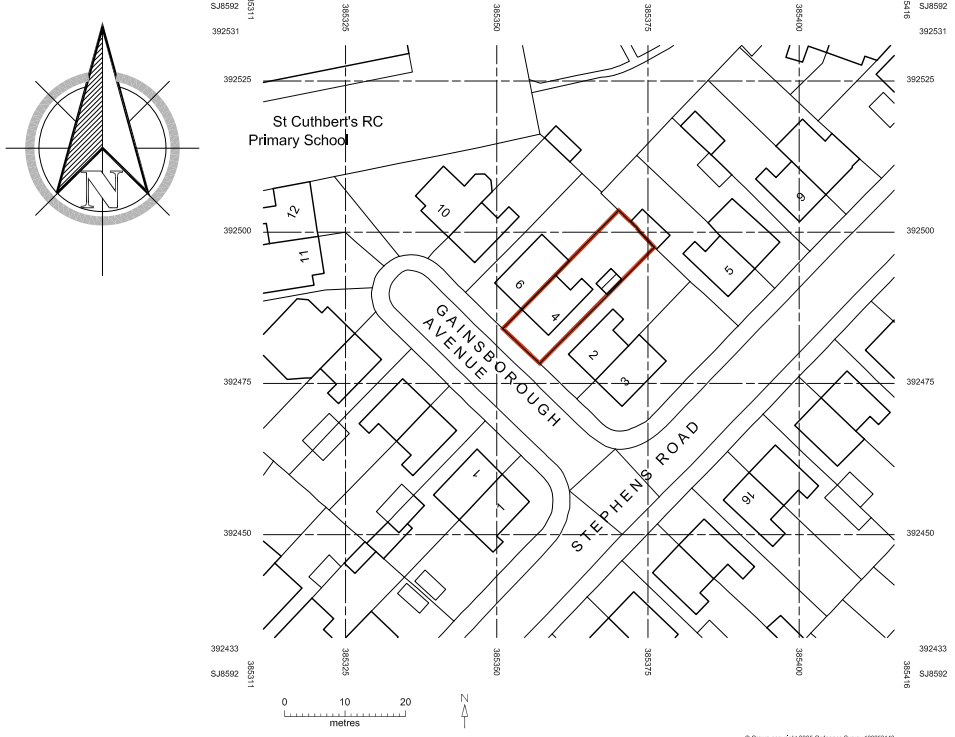
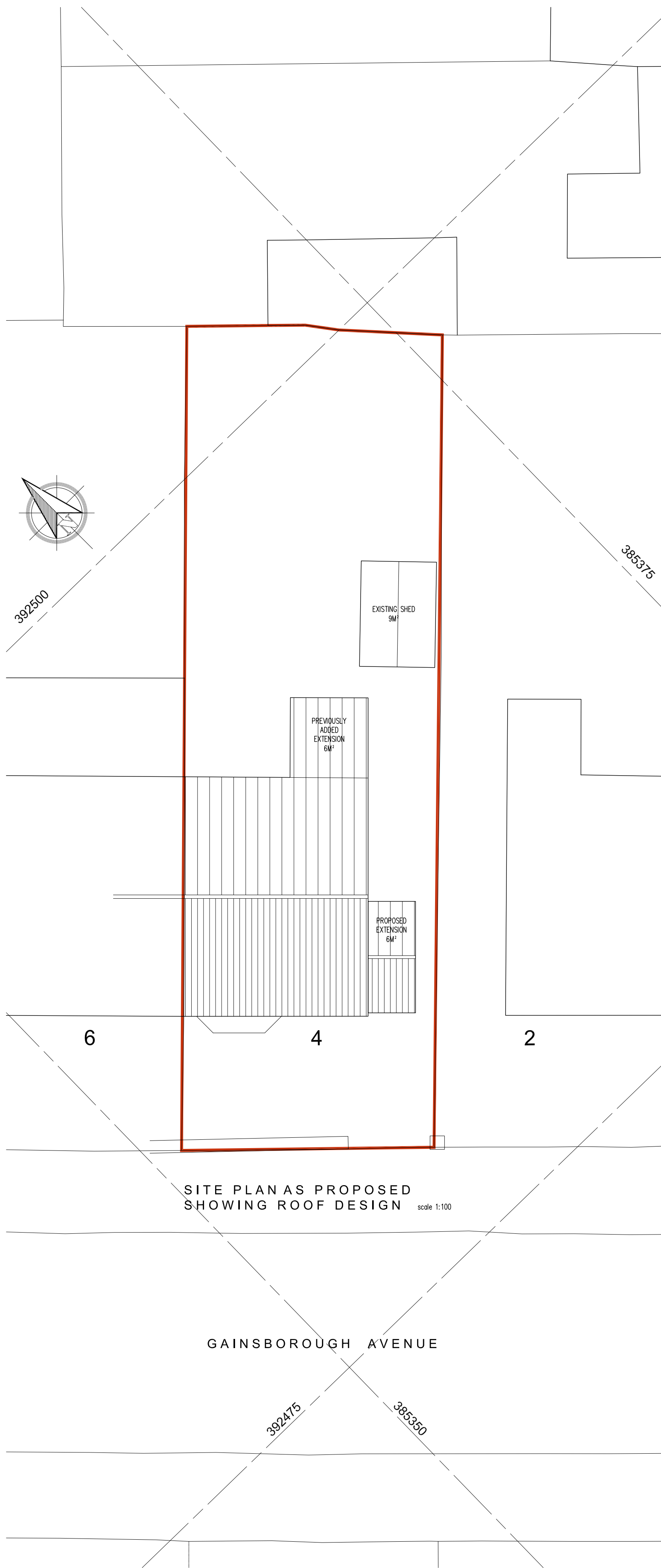
PROPOSED REAR ELEVATION scale 1:100

MATERIAL LEGEND

	New concrete roof tiles to match existing
	New facing brickwork to match existing
	New Windows - With similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.



PROPOSED GROUND FLOOR PLAN scale 1:50



LOCATION PLAN scale 1:1250

Denotes: Curtilage of Existing dwelling

Permitted Development compliance:
Class A – enlargement, improvement or alteration

Side Extension to Existing Dwelling.

1. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.
The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date).
Although you may not have built an extension to the house, a previous owner may have done so. Sheds and other outbuildings must be included.

Area of Land excluding original dwelling house only = 170m²
Area of New & previously added extension / shed = 22m²
Area of Extension and Outbuildings = 13m²

Proposed Extension & outbuildings does not exceed 50%

2. Extensions forward of the principal elevation or side elevation of a house and fronting a Highway are NOT permitted development.

Proposed Extension does not project forward of the principal elevation fronting a Highway.

3. On designated land side extensions are not permitted development.

Proposed Extension is not situated on designated land.

4. Materials used in exterior work to be similar in appearance to those of the exterior of the existing.

Proposed Extension will be constructed with materials similar in appearance to the existing.

5. Width of side extension must not have a width greater than half the width of the original house.

Width of existing house = 6.230m
Width of extension = 1.575m

Width of Proposed Extension does not exceed the width of the original house.

6. Side extensions to be single storey with a maximum height of four metres.

Height of Proposed Extension = 3800mm

7. If the extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

Height of Extension Eaves = 2700mm
Height taken from highest ground level adjacent extension.

8. The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

The height of the proposed Extension eaves does not exceed the height of the existing dwellinghouse eaves.

9. The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.

The height of the proposed Extension roof does not exceed the height of the existing dwellinghouse roof.

10. The proposal cannot contain or include the construction or provision of a verandah, balcony or raised platform (a raised platform is defined as being higher than 0.3m tall), the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or an alteration to any part of the roof of the dwellinghouse.

Not Applicable

A Drawing Issued for Lawful Development application 19.08.25

Rev Description Drawn Cks App Date



Contact : Stuart Broadhurst Tel : 07783693374

Client:

MRS CAROL SHAW

Project Title:

4 GAINSBOROUGH AVENUE

WITHINGTON M20 4US

Drawing Title:

PROPOSED PLANS

SINGLE STOREY SIDE EXTENSION

Scale @ A1 Date drawn Status

As Shown 19.09.2025 PLANNING

Drawing no. Revision

1011-25-02 A