

Scale and Character:
The proposed hip-to-gable and rear dormer extension has been designed to be proportionate to the host dwelling and remains subservient to the main roof in height and form.

Visual Impact:
External materials, including tiles, render/cladding, and fenestration, will match or closely resemble those of the existing dwelling to ensure visual continuity and integration.

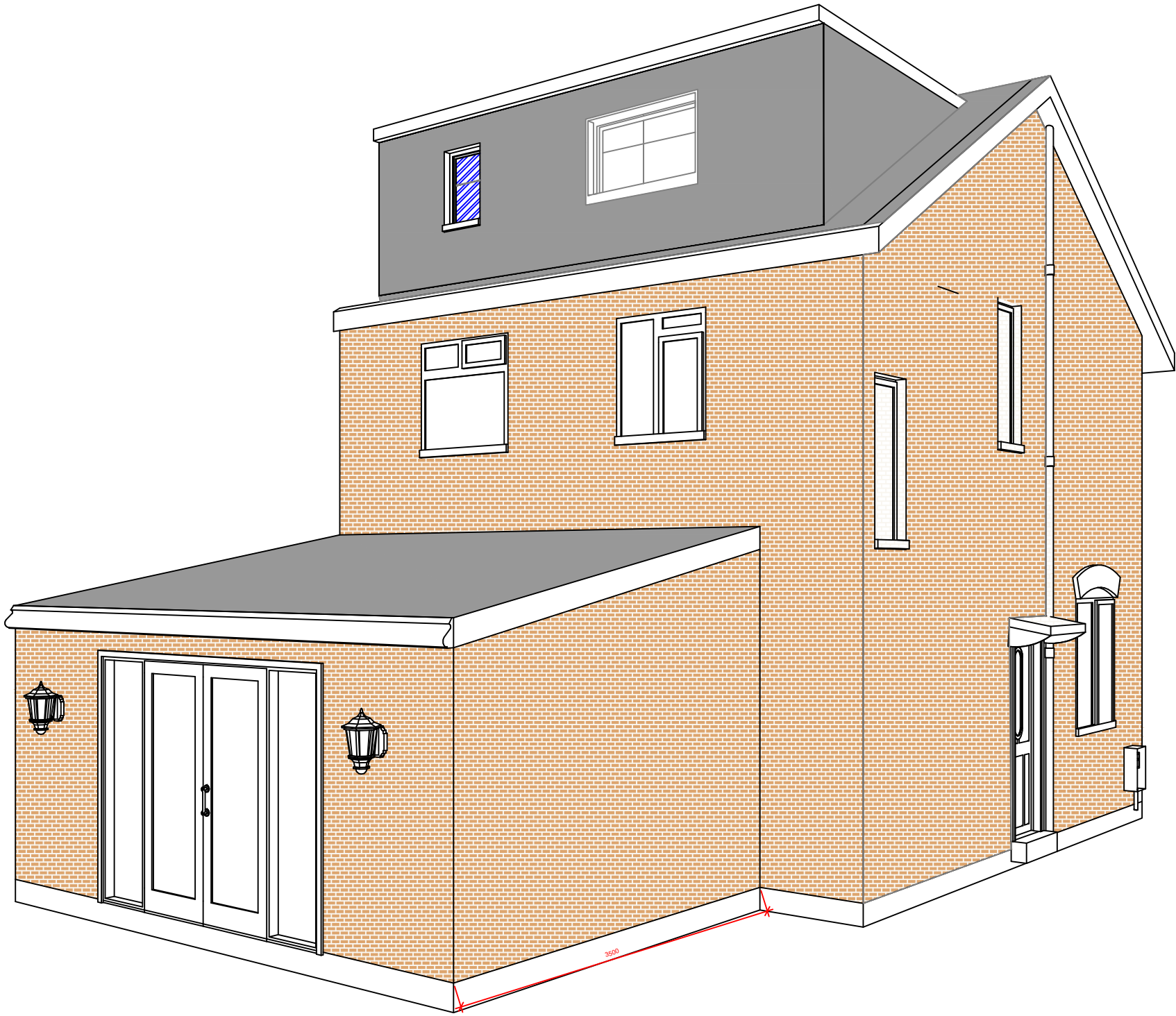
Dormer Positioning:
The rear dormer will be set in from both eaves and side boundaries by a minimum of 200mm to minimise visual bulk and respect the roof form.

Privacy and Overlooking:
No side-facing windows are proposed. The rear-facing dormer windows are positioned to avoid direct overlooking into neighbouring properties, consistent with existing first-floor windows.

Light and Overshadowing:
The proposed extension has been assessed to avoid any unacceptable overshadowing or loss of light to neighbouring habitable rooms or gardens, particularly considering the orientation of adjacent properties.



13.PROP REAR ELEVATION PLAN
SCALE 1:125@A1



15.PROP 3D ELEVATION PLAN
SCALE: N/A

14.EXG REAR ELEVATION PLAN
SCALE 1:125@A1



16.EXG 3D ELEVATION PLAN
SCALE 1:125@A1

KARIMI CIVIL DESIGN
Mob:07971994165, 07476012572
Karimiconstruction4@gmail.com

Note:
Drawings and associated specification documents are to obtain planning / building regulations approval. All drawings are based upon information provided by the client. All work is to be carried out in accordance with local authority/approved inspector requirements, to manufacturers recommendations and instructions, all relevant British standard codes of practice and good building practices generally. No work to be carried out until planning permission has been approved and building regulations have been approved / conditionally approved.

All heating appliances are to be installed in accordance with the relevant regulations and certificates of installation shall be provided upon completion of the works by a GAS SAFE or OFTEC approved engineer.

All electrical works are to be completed by a competent Part P qualified electrician. All existing services within the vicinity of the works are to be located and suitably

The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. All structural works must be checked by a qualified structural engineer.

The safety requirements of the health and safety at work act 1974, the management of health and safety at work regulations 1992 and the construction (health, safety and welfare) regulations 1996 are to be adhered to where appropriate. At all times on site operatives at work must wear full protective clothing in accordance with the regulations. The contractor is to comply in all respects with the current building regulations whether specifically stated on this drawing or not. Approved inspector/Building control must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be Any constructional variation must have the approval of planning, building control and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client.

All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the party wall act.

Construction of the following requires notice as specified; 1) New walls or buildings on boundaries between adjoining properties or land, and or 2) carry out repairs or modifications etc to existing party wall including underpinning or inserting a damp proof course (DPC) and 3) Excavations near to a neighbours buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbour or parties involved prior to work commencing. Failure to comply with the terms of the party wall act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the party wall act can be found at www.gov.uk/party-wall-etc-act-1996-guidance.

Similarly, the client is responsible for fulfilling their obligations of a build over or near to agreement with the necessary utility authority if works are to be carried out on, or near to the drain run, inspection chamber or manhole that is a public sewer.

Client/contractor to investigate prior to commencement of works on site, and liaise with the client, relevant authorities and Approved Inspector/Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction to be investigated by the contractor on site and where required proved to be adequate/suitable prior to commencement of works.

C		
B		
A	Amended on 20 May 2025 to reduce extension depth, remove roof overhang, revise dormer size/materials, update labels, and confirm obscure glazing	28.05.25
ND	REV	DATE
PROJECT: <i>Proposed Dormer Loft Conversion with Hip Wall Extension and Single Storey Rear Extension</i>		
ADDRESS: <i>2 Howden Rd, Higher Blackley M9 0RQ</i>		
No	Sheet	
2.HHBLK.10.04	1	
	Revision	
28/05/2025	A	
Scale 1:125-@-A1	Drawn By	
	KC	
<i>Karimiconstruction4@gmail.com</i> 07476012572, 07971994165		