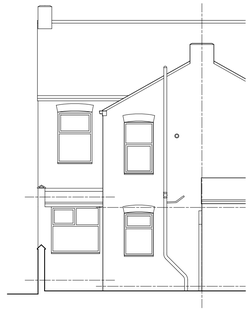
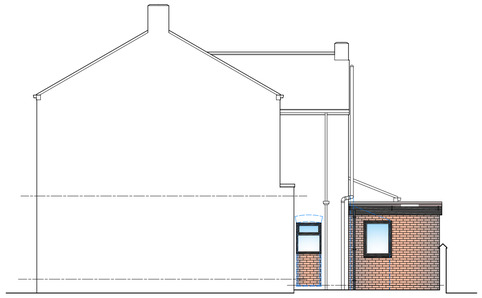


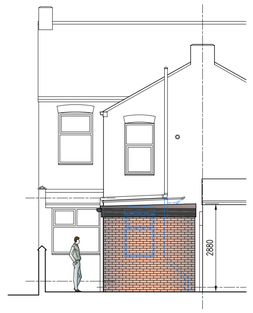
SIDE ELEVATION AS EXISTING scale 1:100



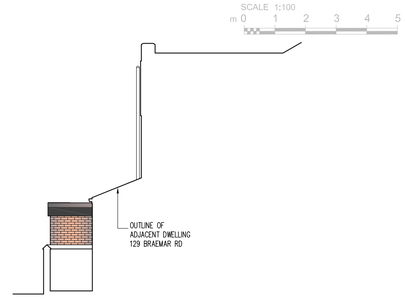
REAR ELEVATION AS EXISTING scale 1:100



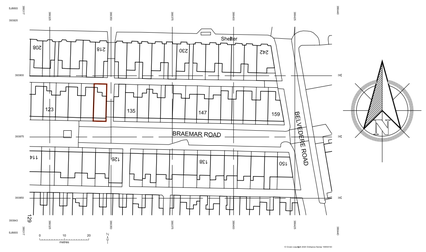
SIDE ELEVATION AS PROPOSED scale 1:100



REAR ELEVATION AS PROPOSED scale 1:100

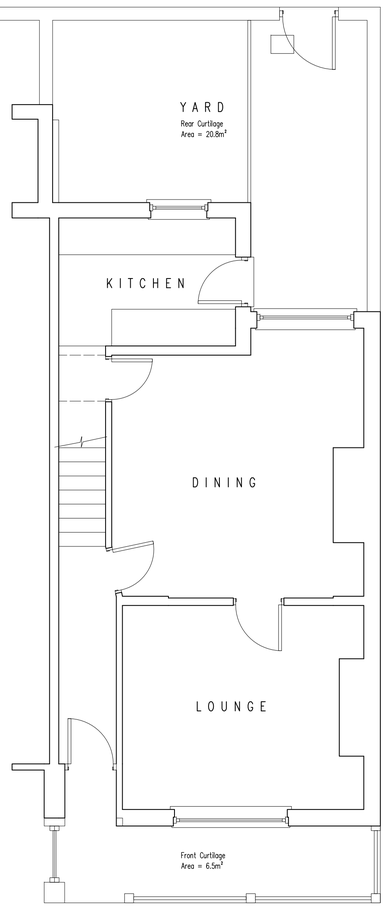


SIDE ELEVATION AS PROPOSED scale 1:100

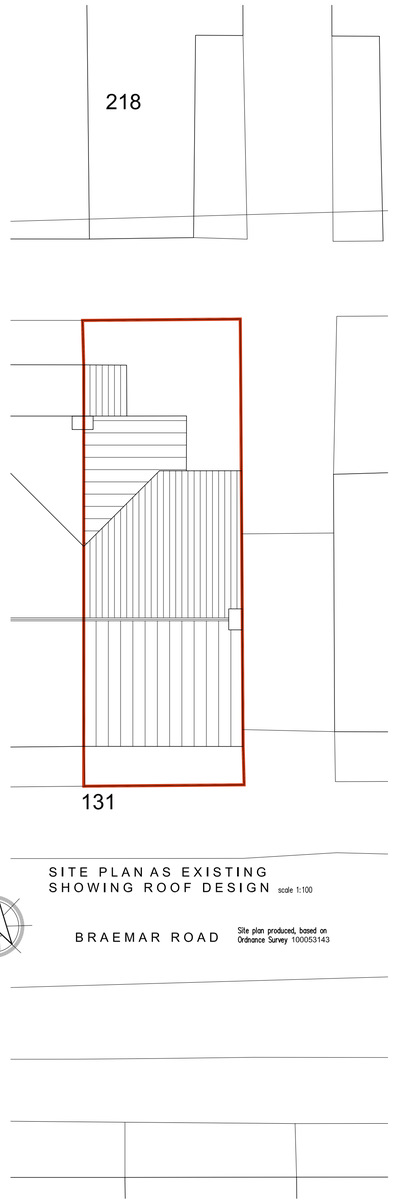


LOCATION PLAN scale 1:1250

Denotes: Curtilage of Existing dwelling

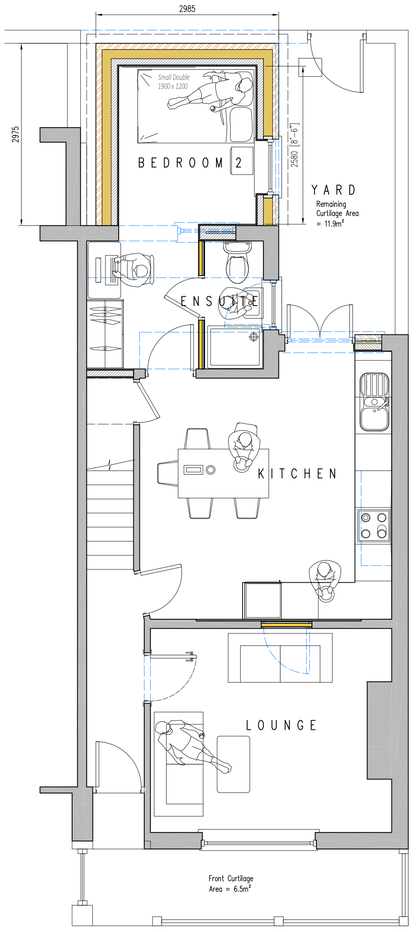


EXISTING GROUND FLOOR PLAN scale 1:50

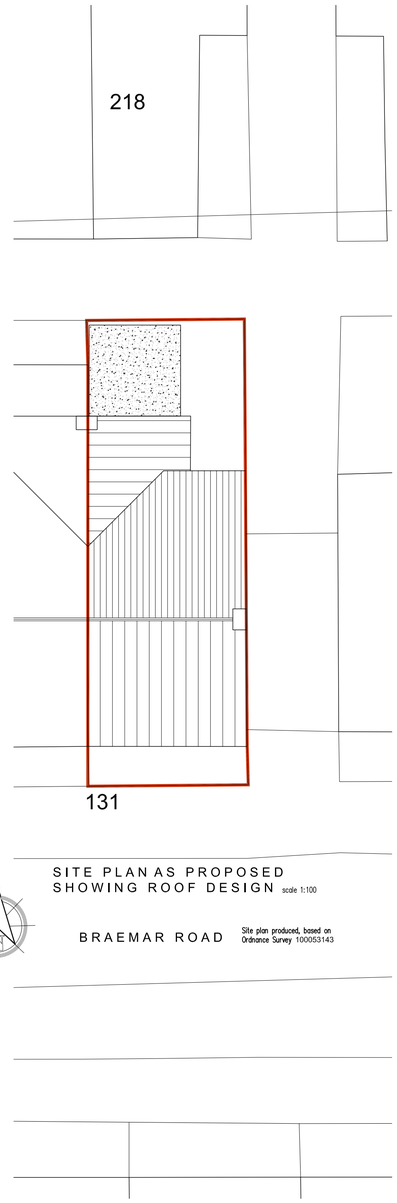


SITE PLAN AS EXISTING
SHOWING ROOF DESIGN scale 1:100

BRAEMAR ROAD Site plan produced, based on Ordnance Survey 100053143



PROPOSED GROUND FLOOR PLAN scale 1:50



SITE PLAN AS PROPOSED
SHOWING ROOF DESIGN scale 1:100

BRAEMAR ROAD Site plan produced, based on Ordnance Survey 100053143

Permitted Development oompliance:
Class A- enlargement, improvement or alteration

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 orlginal dwelling house only = 27,3m²

Area of Extension and Outbuildings = 8,8%
Proposed Extension & outbuildings does not exceed 50%

2. The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

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

3. 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.

4. 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 or front a highway.

On designated land side extensions are not permitted development.

Proposed Extension is not situated on designated land.

5. 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 that give a similar appearance to the existing.

6. 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 dwelinghouse.

Proposed Extension extends 2,975m beyond the rear wall of the original house.

7. Rear extensions to be single storey with a maximum height of four metres.

Height of Proposed Extension = 2,880m

8. 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 = 2.880m

9. New Upvc double-glazed windows in the existing house.

New windows to give 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.

Rev	Description	Drawn	Chk	App	Date

PurplePlans
Contact : Stuart Broadhurst Tel : 07763693374

Client
MR MARTIN DILLON

Project Title
131 BRAEMAR RD
MANCHESTER

Drawing Title
PROPOSED SINGLE
STOREY REAR EXTENSION

Scale @ A1	Date drawn	Status
1:50	18.05.2025	LDC

Drawing no. 1001-25-01 Revision A