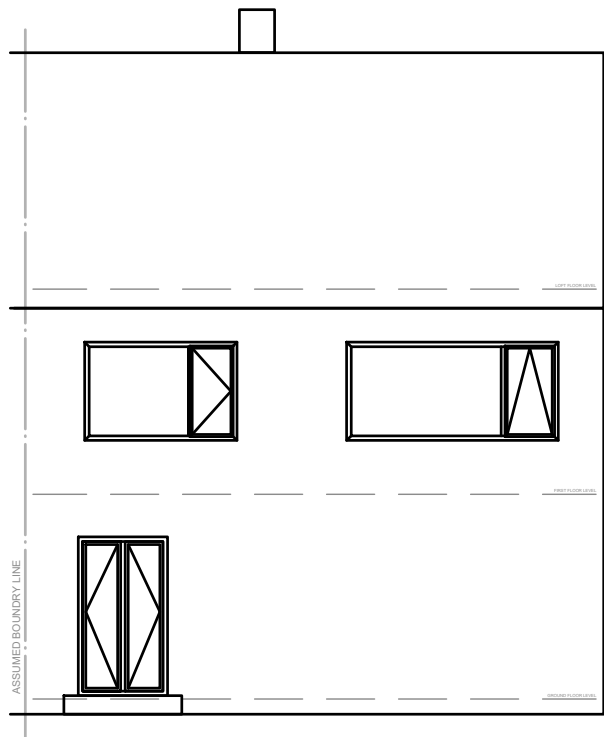
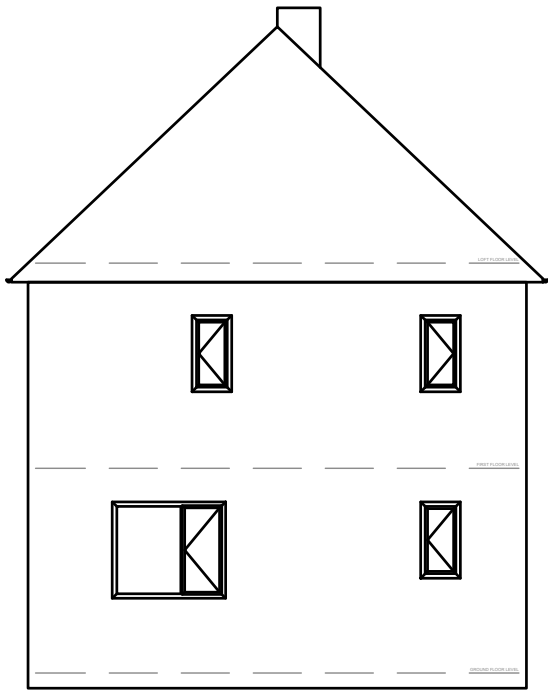
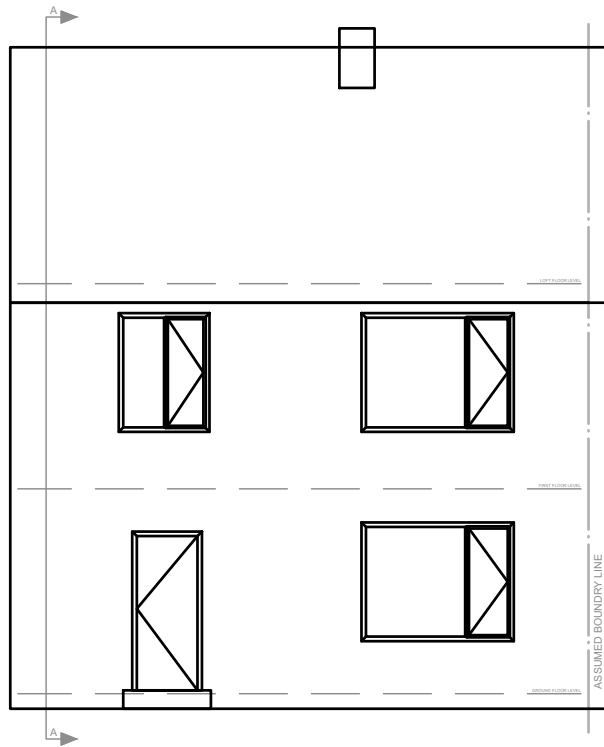




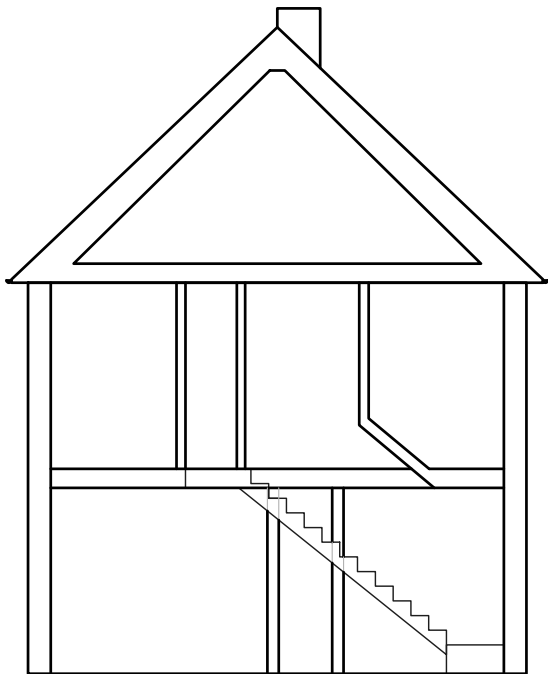
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



SECTION A-A

DIMENSIONS, WHETHER SCALED OR FIGURED ARE FOR PLANNING & BUILDING CONTROL APPROVALS ONLY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS ON SITE AND MUST INFORM THE CLIENTS/ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE SETING OUT OR ORDERING OF MATERIALS

The loft conversion meets the criteria for permitted development due to meeting the following conditions:

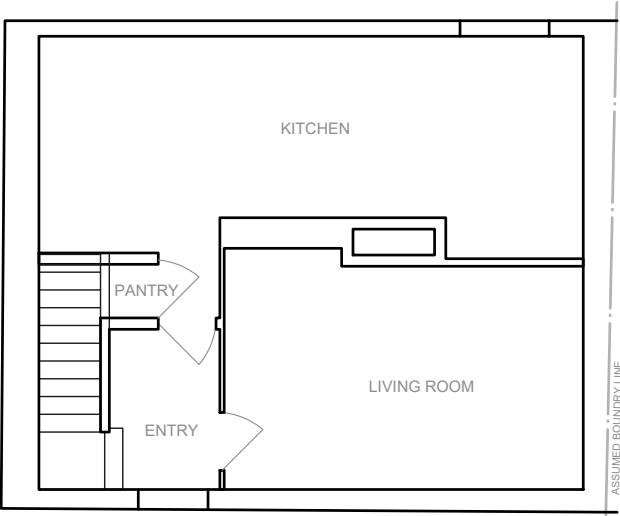
1. The property is not on designated land
2. The additional roof space does not exceed 50 cubic metres for semi-detached properties
3. The dormer does not extend beyond the plane of the existing roof slope of the principal elevation
4. The dormer cheeks and face will be finished in materials with a similar appearance to the remaining roof tiles. Such as tile hanging or tile-effect cladding, selected to match colour, profile and overall aesthetic. The final material will visually harmonies with the remaining roof to ensure compliance and aesthetics.
5. The dormer will not be higher that the highest part of the existing roof
6. There will be no verandas, balconies or raised platforms
7. Side facing windows will be obscure glazed and non-opening
8. The dormer will be set back at least 200mm from the original eaves, gable and neighboring property
9. Bats are not present on the property
10. Solar panels will be more than 0.2m from the edge of the roof
11. Solar panels will not protrude by more than 0.6m above the highest part of the roof

AREA CALCULATION

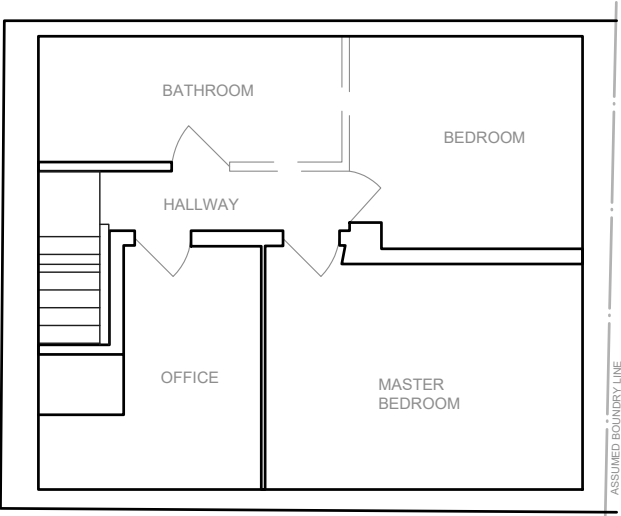
H - 3.1m
D - 3.2m
L- 7.7m
Square cubic metres = 76.4m²

TOTAL SQUARE METERS ADDED BY DORMER = 38.2m²

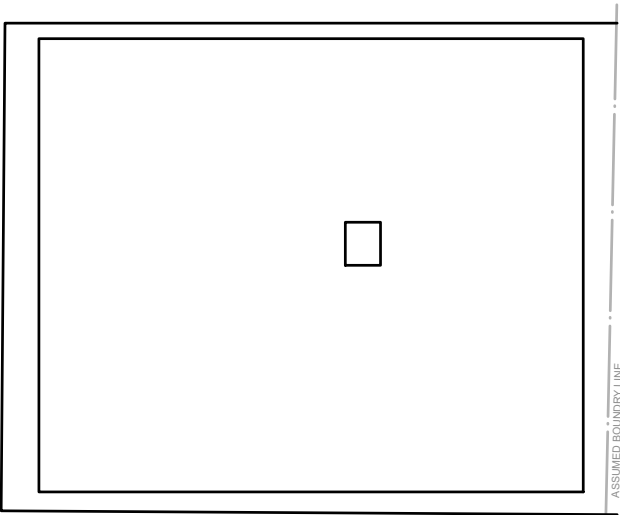
NAME	MR & MRS CLAYTON		
SITE ADDRESS	62 OAKMOOR ROAD WYTHENSHAW M23 1NH		
PROJECT DESCRIPTION	LOFT CONVERSION		
PAGE TITLE	EXISTING ELEVATIONS		
PAGE NUMBER	1 OF 4	SCALE:	1:100
REVISION	C	DATE	18/06/2025



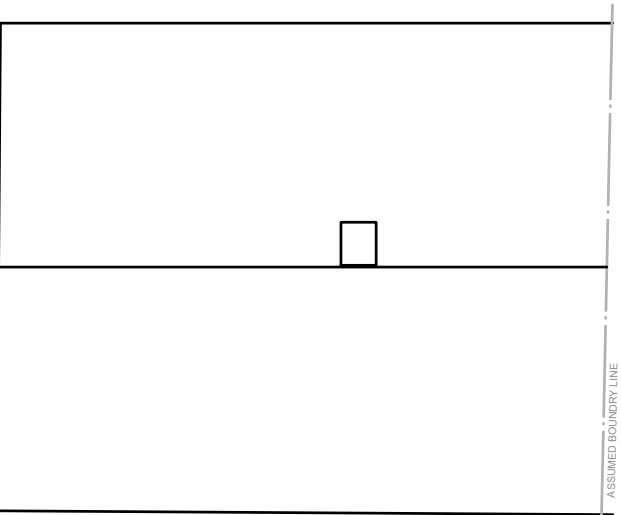
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT FLOOR PLAN



EXISTING ROOF PLAN

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AREA CALCULATION

H - 3.1m
D - 3.2m
L- 7.7m
Square cubic metres = 76.4m²

TOTAL SQUARE METERS ADDED BY DORMER = 38.2m²

NAME		MR & MRS CLAYTON	
SITE ADDRESS		62 OAKMOOR ROAD WYTHENSHAW M23 1NH	
PROJECT DESCRIPTION		LOFT CONVERSION	
PAGE TITLE		EXISTING FLOOR & ROOF PLAN	
PAGE NUMBER		2 OF 4	SCALE: 1:100
REVISION	C	DATE	18/06/2025

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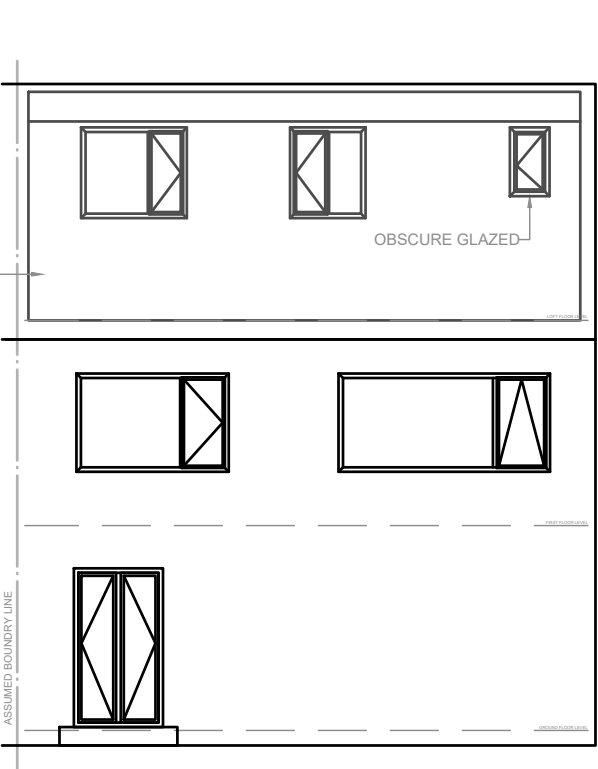
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AREA CALCULATION

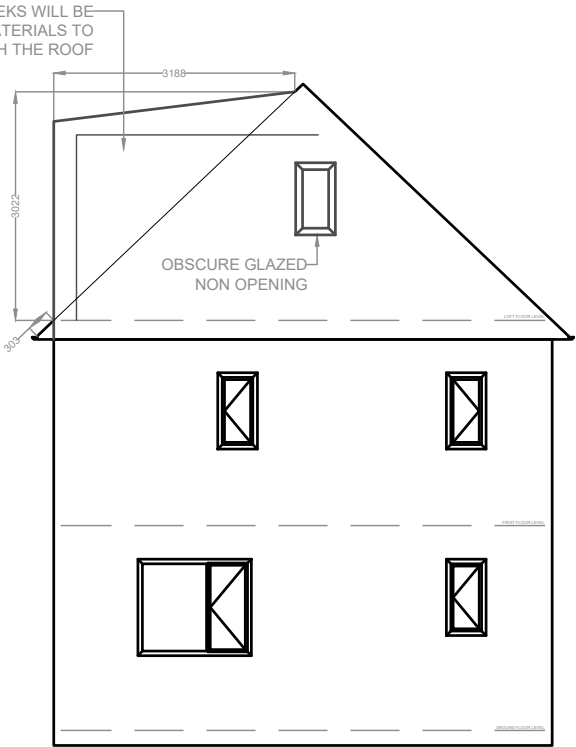
H - 3.1m
D - 3.2m
L- 7.7m
Square cubic metres = 76.4m²

TOTAL SQUARE METERS ADDED BY DORMER = 38.2m²

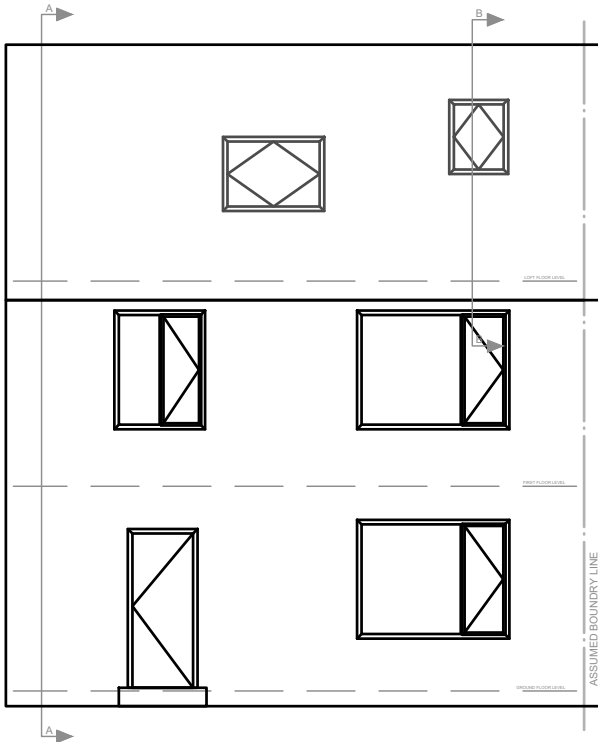
NAME	MR & MRS CLAYTON		
SITE ADDRESS	62 OAKMOOR ROAD WYTHENSHAW M23 1NH		
PROJECT DESCRIPTION	LOFT CONVERSION		
PAGE TITLE	PROPOSED ELEVATIONS		
PAGE NUMBER	3 OF 4	SCALE: 1:100	
REVISION	C	DATE	18/06/2025



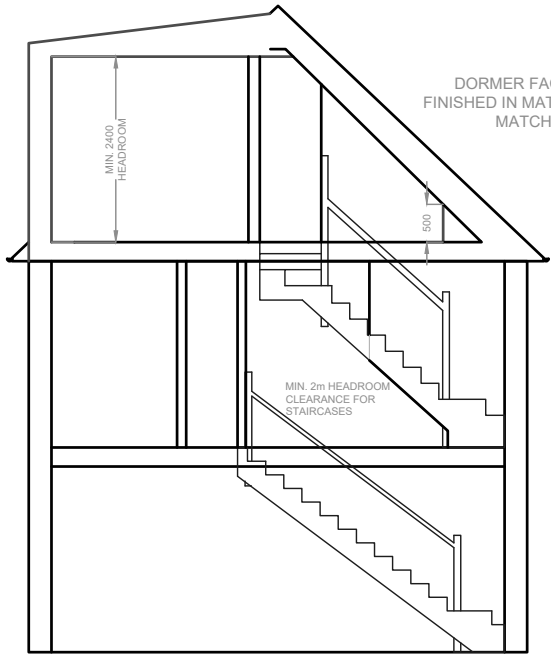
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

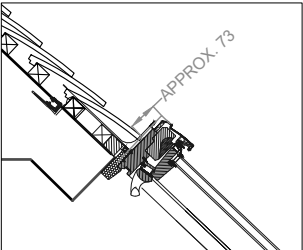


PROPOSED FRONT ELEVATION

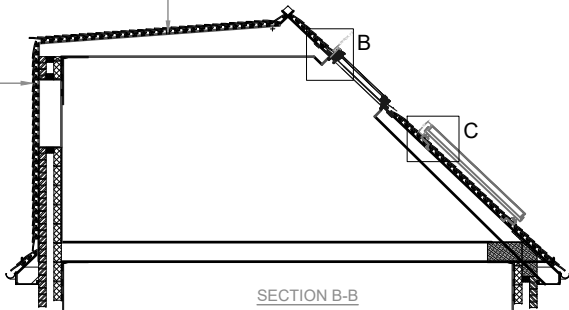


SECTION A-A

DETAIL B - VELUX WINDOW

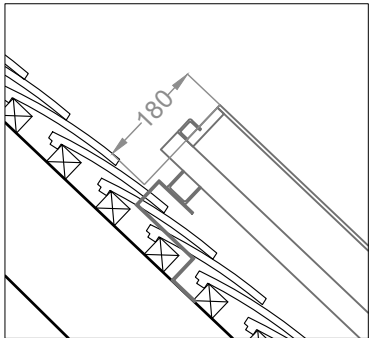


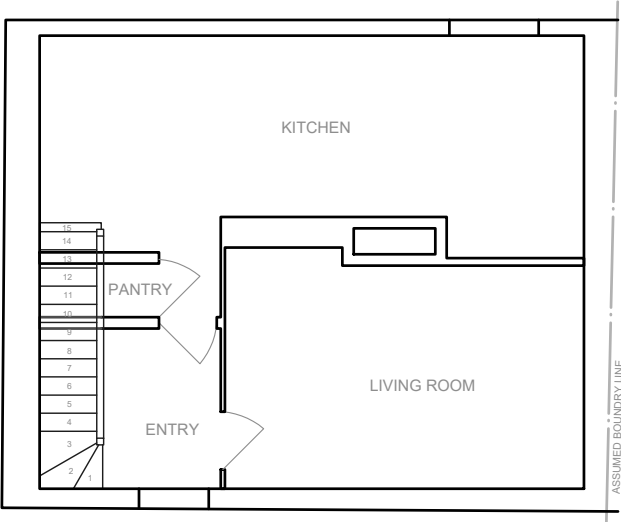
DORMER ROOF WILL MATCH THE REST OF THE ROOF



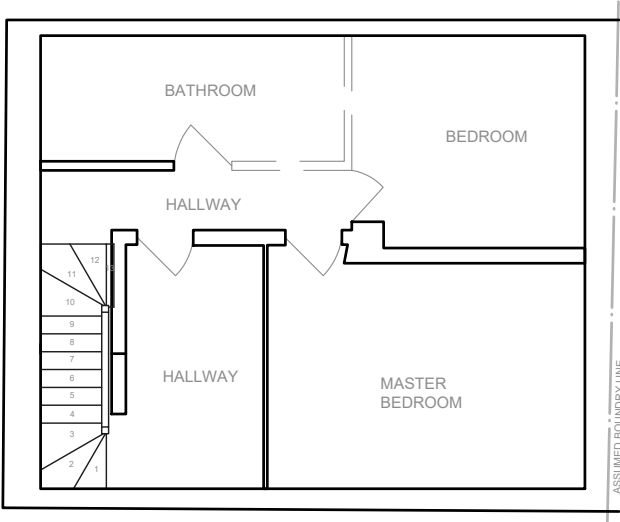
SECTION B-B

DETAIL C - SOLAR PANEL

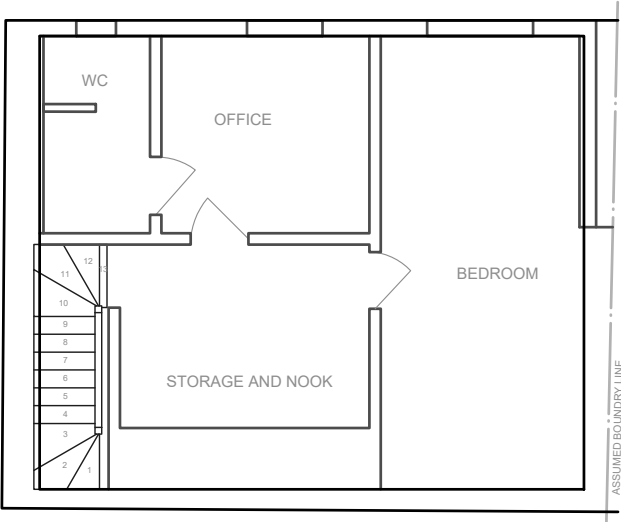




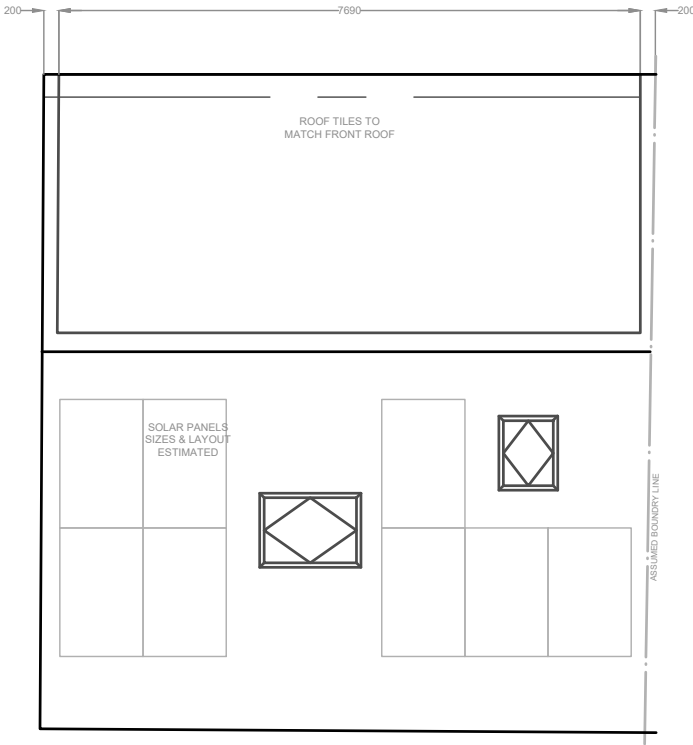
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT FLOOR PLAN



PROPOSED ROOF PLAN

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NAME	MR & MRS CLAYTON		
SITE ADDRESS	62 OAKMOOR ROAD WYTHENSHAW M23 1NH		
PROJECT DESCRIPTION	LOFT CONVERSION		
PAGE TITLE	PROPOSED FLOOR & ROOF PLAN		
PAGE NUMBER	4 OF 4	SCALE: 1:100	
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