

Proposed Cladding Summary

Flat roofs to be constructed with a GRP (glass reinforced plastic) outer waterproof shell.

External brick cladding to match existing.

Dormer exterior walls to be clad in tile to match roof.

New windows to be of uPVC construction to match existing.

Existing floor level to be maintained throughout the new extension in order to mitigate flood risk

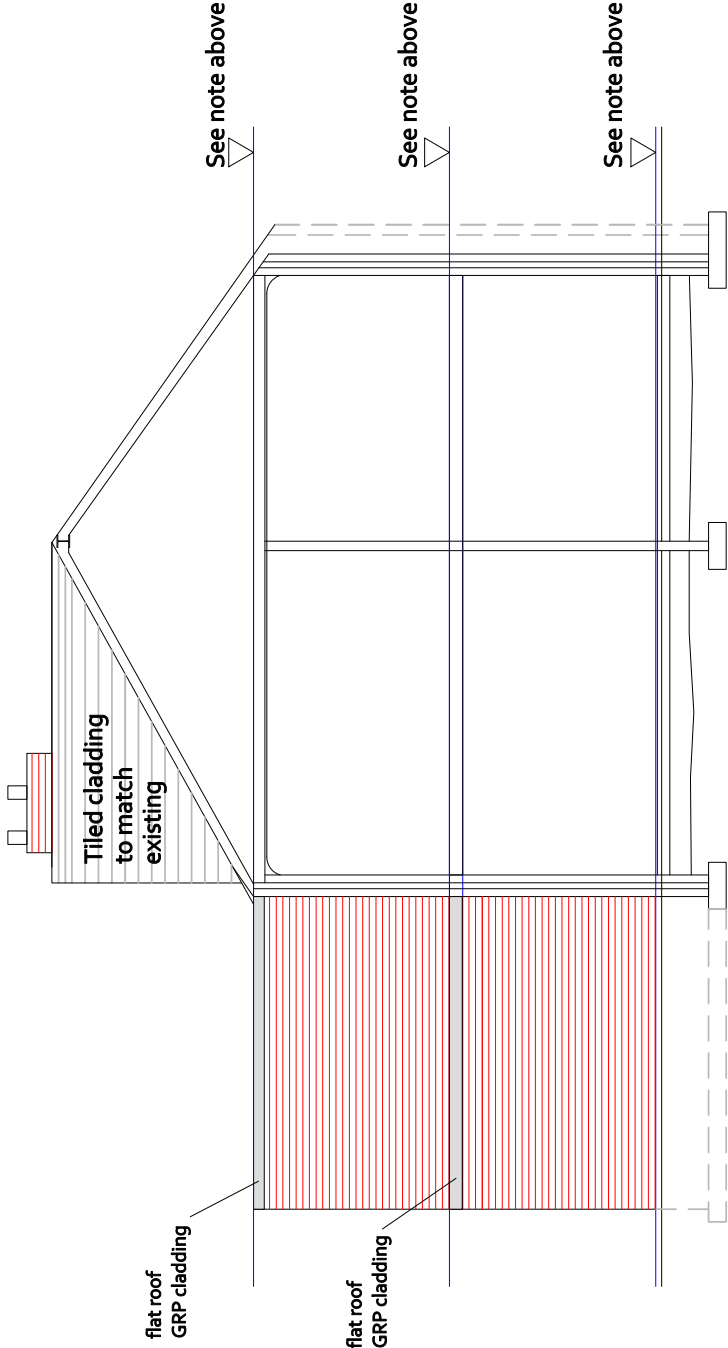
Existing garage to the rear of property to be removed.

To avoid potential visual terracing the front elevation of the new extension will be set back 200mm from the existing building line, the side elevation will be set back from the boundary by 1000mm, also to bear in mind is the front elevation of the house adjacent (number 21) is built approximately 600mm behind the front build line of numbers 17 and 19 therefore no possible terracing could occur if that property were to be extended to the side.

Side elevation windows which face number 21 will be glazed with obscure glass.

New roof finish to match existing (tiles).

Note: Floor Levels to be maintained as existing throughout the new extension



Proposed East Elevation
Section A - A

Application No.
134043/FH/2022

19 Yewtree Lane
Manchester M22 4DX
Proposed 2 Storey
Extension 1:50@A1
rev 2 (19.07.22)

1695_19YewtreeLa/003

hma

HUGH MORRISON
ASSOCIATES