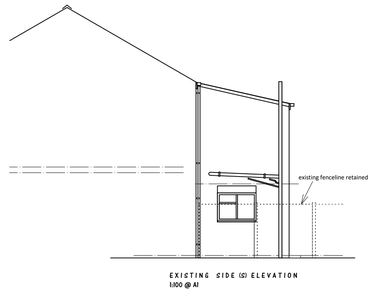
25 ALLANSON ROAD, NORTHERDEN M22 4HN



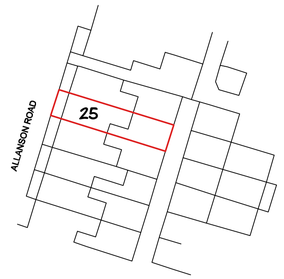
EXISTING REAR ELEVATION
1:50 @ A1



PROPOSED REAR ELEVATION
1:50 @ A1



EXISTING SIDE (S) ELEVATION
1:100 @ A1

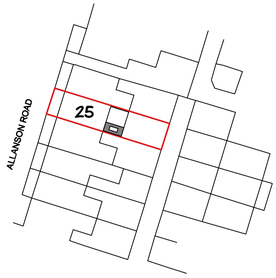


EXISTING BLOCK PLAN
1:500 @ A1

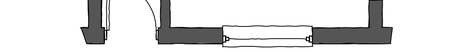


LOCATION PLAN 1:1250 @ A1

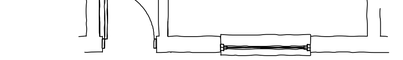




PROPOSED BLOCK PLAN
1:500 @ A1



EXISTING GROUND FLOOR PLAN
1:50 @ A1

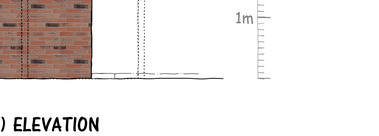


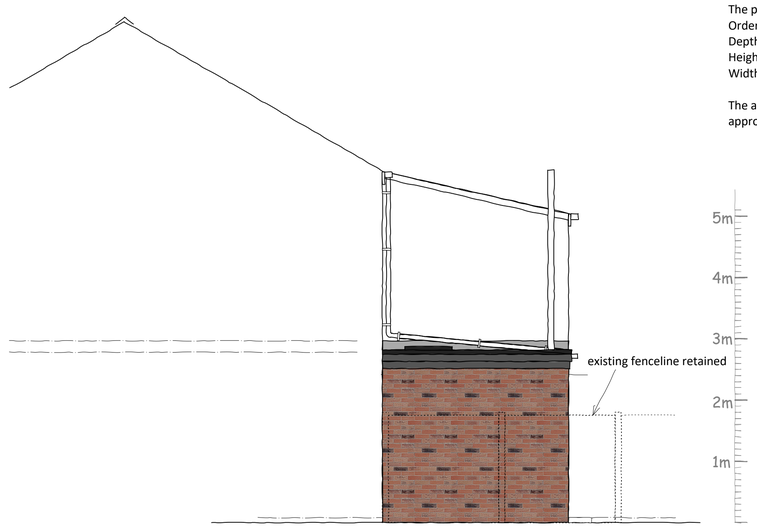
PROPOSED GROUND FLOOR PLAN
1:50 @ A1

PARTY WALL ACT
Should they need to do so under the requirements of the Party Wall Act 1996, the owner has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves any of the following to a Party Wall:
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

A Party Wall Notice is also required for:
- Any excavtions within 3 metres of any part of a neighbouring owner's building or structure, where any part of that work will go deeper than the neighbour's foundations; or
- Any excavations for a new building or structure, within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations, see diagram 7 in the following Government guidance, https://www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet#para_28

A Party Wall Agreement is to be in place prior to start of works on site.





PROPOSED SIDE (S) ELEVATION
(FROM NO.27)



SUPPORTING STATEMENT

The proposals are within the guidlines set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015/596) (the "GPDO 2015") for Single-Storey Rear extensions to terraced houses.
Depth: 3 metres for a standard permitted development extension.
Height: within 2 metres of the boundary, the eaves height must not exceed 3 metres.
Width: The extension must not be wider than the house itself.

The applicant has decided to apply for Full householder planning approval with the GPD criteria in mind.

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e. info@vanderbyl.co.uk

PLANNING APPROVAL ONLY

Project
25 ALLANSON ROAD, NORTHERDEN M22 4HN.
Single story rear extension projecting no more than 3m.

Title
EXISTING & PROPOSED PLANS AND ELEVATIONS.

Drawn IAW

Scale 1:1250, 1:500,1:100 @ A1

Date 09/02/2026

Drawing Number 25AR/001b