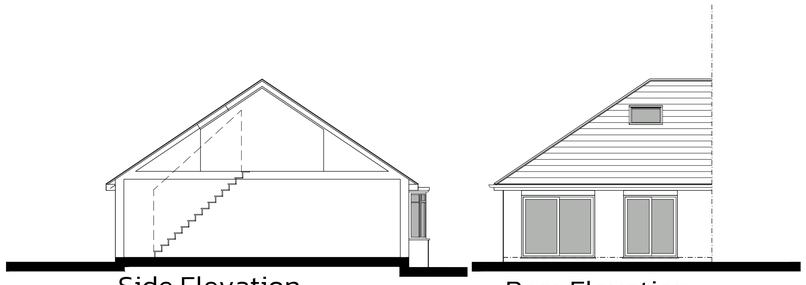
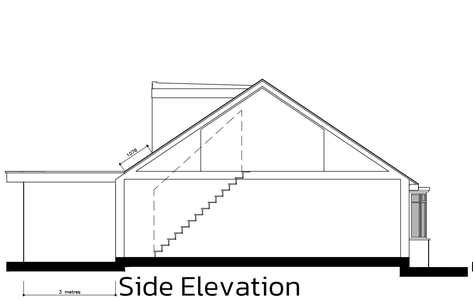
PLANNING DRAWINGS
All dimensions are to be checked by client. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications. This drawing is for illustrative purposes only and does not form part of any contract.

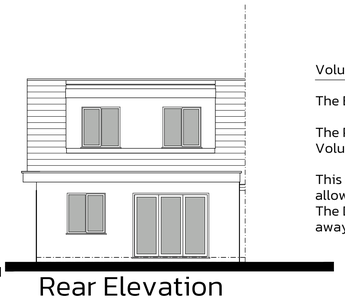


Side Elevation

Rear Elevation



Side Elevation



Rear Elevation

Volume Increase

The Existing Roof Volume is 107.03m3

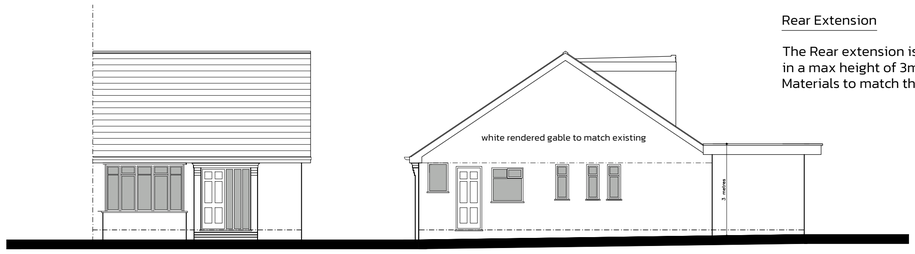
The Proposed Roof (119.56m3)and Dormer (18.577m3) is a total Volume of 138.03m3

This is an Increase of 31m3 which is under the 50m3 allowed Under Permitted Development Rules.
The Dormer is below the ridge line and more than 300mm away from the eaves on the slope.



Front Elevation

Side Elevation

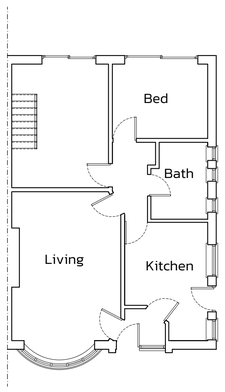


Front Elevation

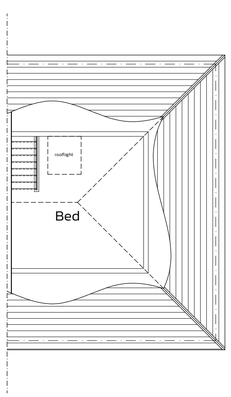
Side Elevation

Rear Extension

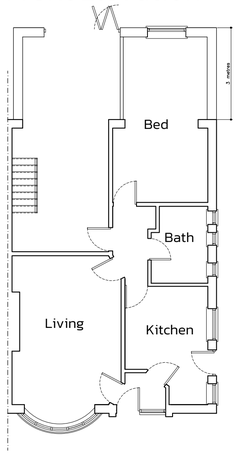
The Rear extension is max 3m single storey flat roof in a max height of 3m from the ground level.
Materials to match the existing.



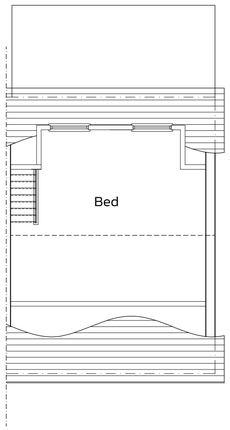
Ground Floor
EXISTING



Attic Floor

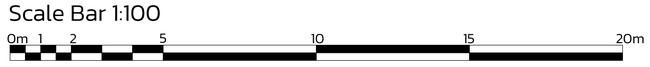


Ground Floor
PROPOSED



Attic Floor

Scale Bar 1:100



No.	By.	Revision.	Date.
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B2 Architecture Limited
2b Beech Road,
Hale,
Altrincham,
Cheshire,
WA15 9HX

Tel No. 0161 928 0051

Email. enquiries@b2architecture.co.uk

B2ARCHITECTURE

Project.	13 Redburn Road, Baguley, Manchester
Client.	Mr P Georgiou
Title.	Existing and Proposed Plans & Elevations

Status. Planning	Date. NOV 2025
Scale. 1:100 @ A1	Drawn. PGJA
Checked. B2 Architecture	
Job No. 25-89	Drawing No. 01
Revision. .	