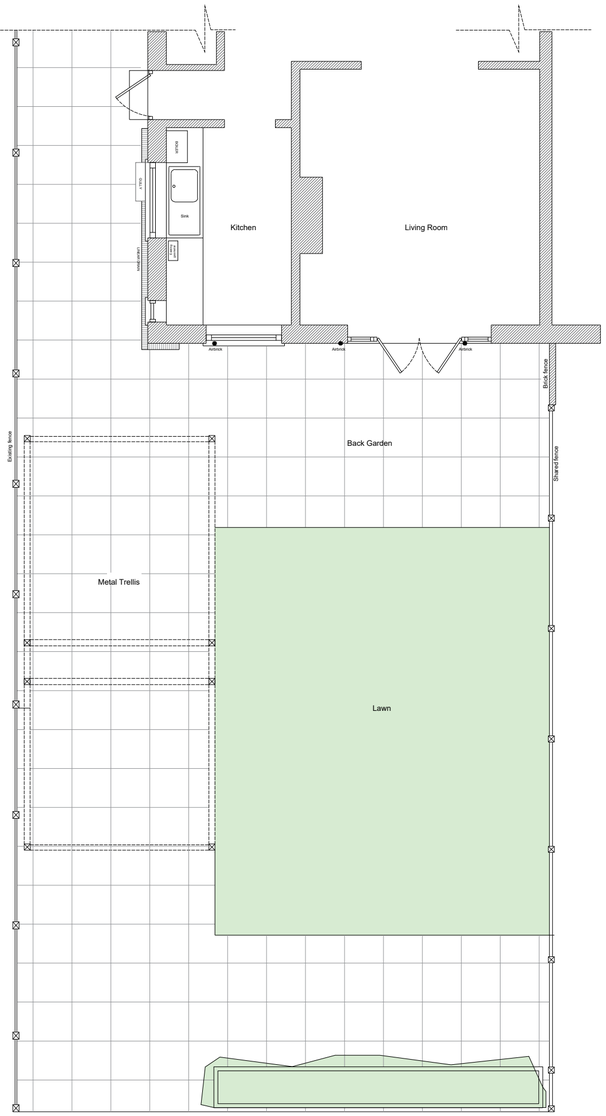
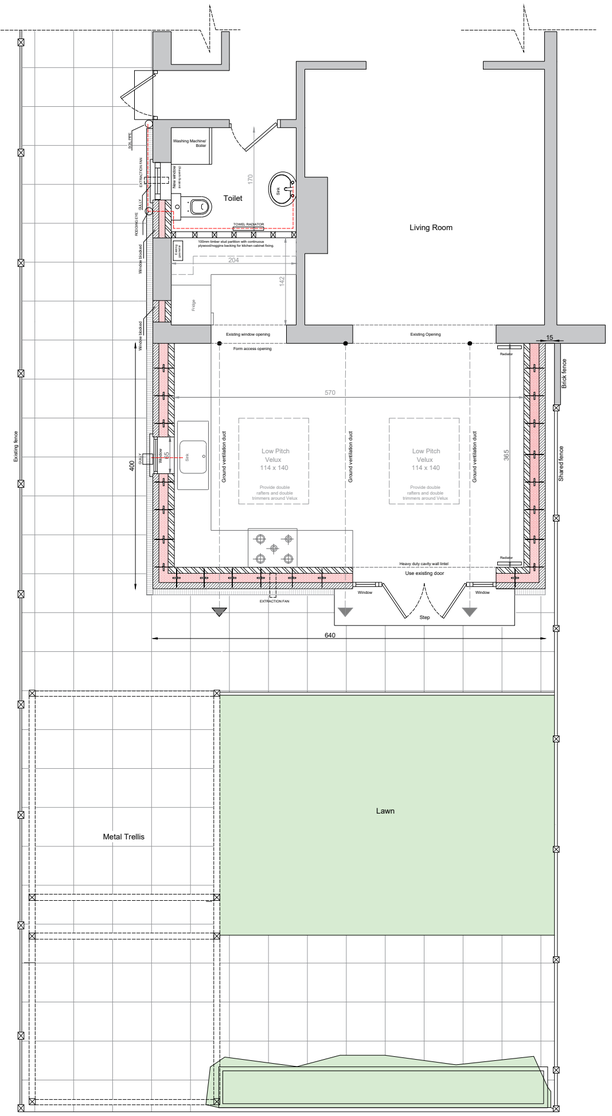
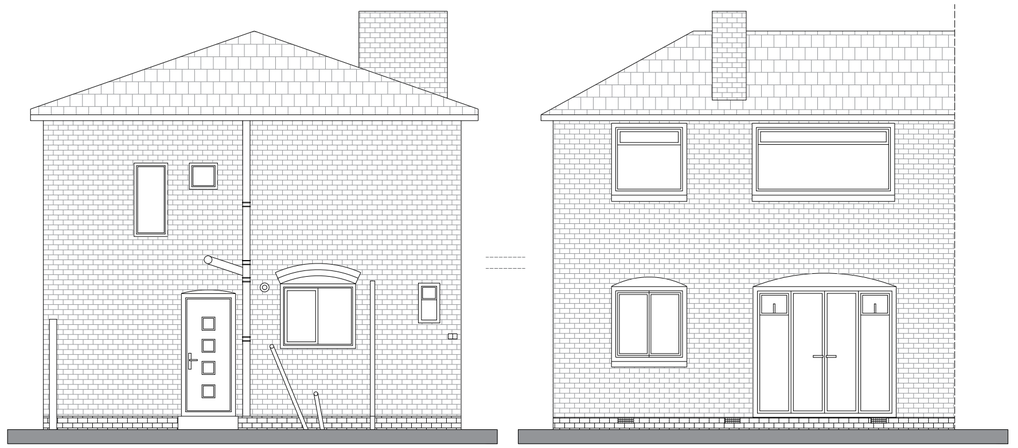



EXISTING PLAN

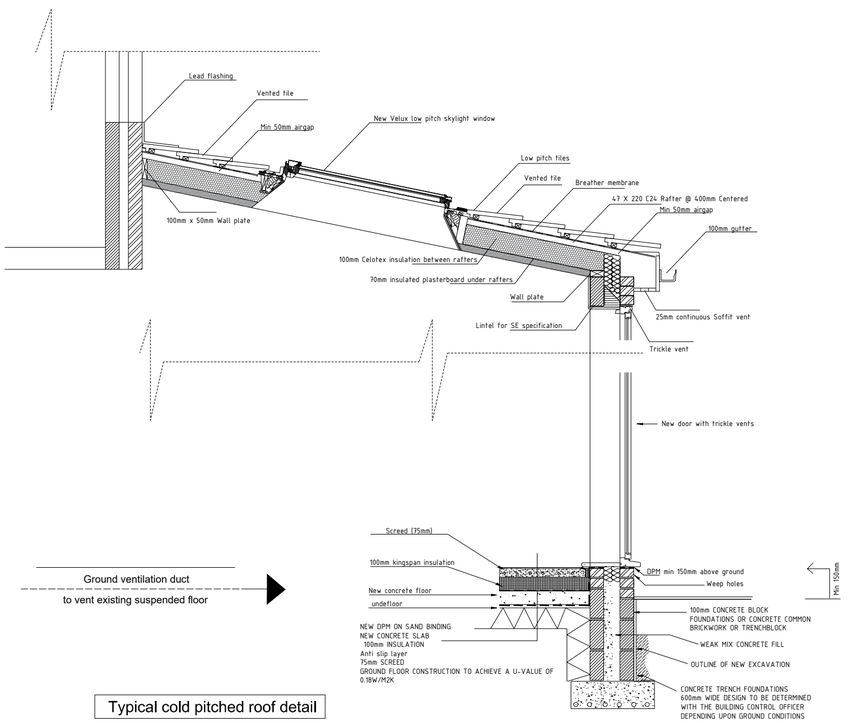



PROPOSED PLAN



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION




Typical cold pitched roof detail

NOTE: Permitted Development Compliance

This rear extension is proposed under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is subject to the Larger Home Extension Prior Approval procedure.

The extension will extend no more than 4.0 metres beyond the original rear wall of the dwellinghouse, will have a maximum height not exceeding 4.0 metres, and will be constructed in materials of a similar appearance to the existing dwelling.

The height of the eaves will not exceed 3.0 metres where any part of the extension is within 2.0 metres of a boundary, in accordance with the requirements of Class A permitted development rights.

Work might be Subject to Party Wall Notice: All works affecting a party wall, boundary wall, or adjacent structure are subject to the Party Wall etc. Act 1996. Appropriate notices must be issued and agreements in place before commencement.

Structural Design: All structural elements are to be designed, detailed, and approved by a qualified structural engineer. Drawings are not to be used for structural construction without engineer-issued calculations and details.

Building Control: All drawings and works are subject to review, approval, and inspection by Building Control. Any amendments required by Building Control must be implemented.

Dimensions: All dimensions must be checked and verified on site. Any discrepancies should be reported to the designer before construction.

Contractor Responsibility: The contractor must verify existing site conditions, services, and structural elements and ensure safe working practices at all times.

Regulatory Compliance: All works must comply with current UK Building Regulations, British Standards, and relevant statutory requirements.

Drawings Usage: These drawings are issued for planning/coordination purposes unless marked otherwise. They are not to be used as a standalone construction package. All rights reserved

Project:

Single storey rear extension at:

79 Mauldeth Road West
Withington
M20 1AH

Client:

DRG Title:

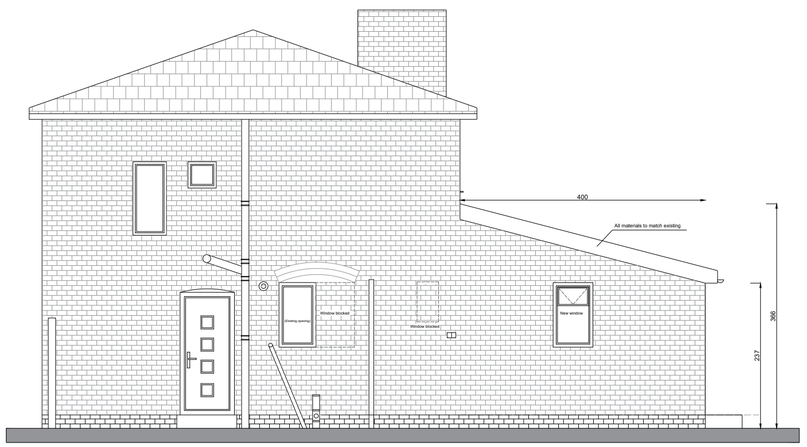
Existing and Proposed Plans

| Job No | Dwg. No |
|---|---|
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Date: 15/06/2026
Scale: 1:50 on A1

Email: SUNBULLI@HOTMAIL.CO.UK
Tel: 07587719118

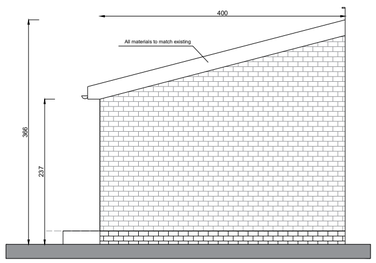
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PROPOSED SIDE ELEVATION




PROPOSED REAR ELEVATION




PROPOSED SIDE ELEVATION