Copyright of **NOVUS HAUS**

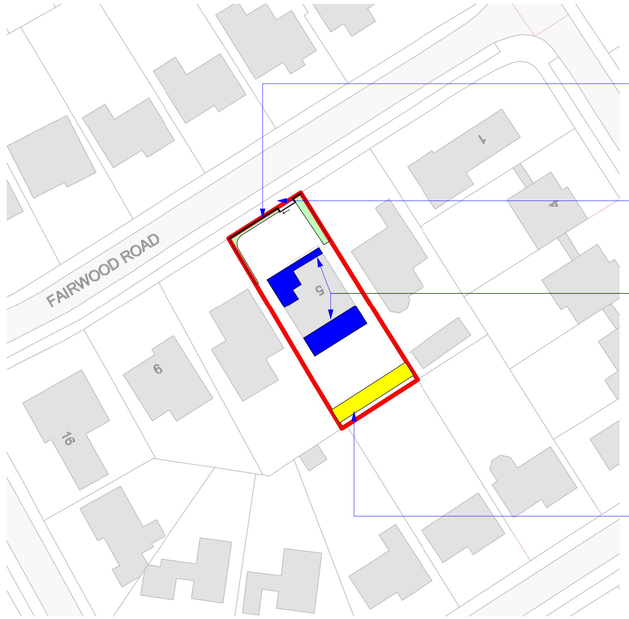
All Dimensions are to be checked on site

Any Discrepancies are to be reported immediately to the Architect or Main Contractor

A1

PAPER SIZE

*Please see **NH-NW-260725-PL-002 - Existing vs Proposed** for more infomation*



Proposed low-level boundary wall, solid up to 1.0m with visually permeable metal railings above, and 2.0m high soft landscaping/hedging positioned behind.

Existing Drop Kerb to remain

Blue Hatch denotes: Proposed Ground Floor Extension

End of garden to accommodate a pergola for ancillary outdoor use, such as a BBQ/seating area.

Exact position to be confirmed. Any installation shall be sensitively designed to avoid harm to existing trees and vegetation.

Site Plan (Scale 1-500)_PROPOSED

Scale 1 : 500 @ A1



Site Plan (Scale 1-500)_EXISTING

Scale 1 : 500 @ A1

0m 10m 20m 30m 40m 50m

SCALE 1:500 @ A1



Site Plan (Scale 1-1250)

Scale 1 : 1250 @ A1

0m 25m 50m 75m 100m 125m

SCALE 1:1250 @ A1



EXISTING_Front Boundary Elevation

Scale 1 : 100 @ A1



Proposed Hedging Positioned Behind New Boundary Wall.

Proposed Boundary Wall to Remain Solid up to 1m, with Visually Permeable Metal Railings Above.

PROPOSED_Front Boundary Elevation

Scale 1 : 100 @ A1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

IMPACT ON SURROUNDING

(see "NH-NW-260725-PL-002 - Existing vs Proposed" for more infomation)

- *Our Proposal does not breach anyone's privacy, it is in keeping & has an acceptable impact to the surrounding dwellings.*
- *It is widely recognised that most householder extensions are likely to cause some degree of shadowing. Given the orientation of the plot and the sun path, it is acknowledged that the proposal would result in some degree of shadowing cast to the front of the dwelling but only minimally not affecting the neighbouring dwellings. As seen on the site location plan, our design proposal clearly complies with the 45° rule. Therefore, our proposal would not harm the neighbouring occupier's daylight or outlook to an unacceptable degree*
- *Furthermore, This is not applicable for this design however a usual Planning condition is to ensure that all first floor, second floor windows and rooflights positioned within the side elevations are to be fitted with obscured glazing and are to be permanently fixed shut, up to a height of 1.7 metres above the internal floor level of the room that they serve.*
- *Our proposal respects the design, scale, materials, character and appearance of the existing & neighbouring dwellings and therefore would not unduly impact on the residential amenity of the surrounding properties by reason of overshadowing, over-dominance, visual intrusion, loss of outlook, overlooking or loss of privacy, in accordance with SIE-1*
- *Our proposal respects the design, scale, materials, character and appearance of the existing & neighbouring dwellings and therefore would not unduly impact on the residential amenity of the surrounding properties by reason of overshadowing, over-dominance, visual intrusion, loss of outlook, overlooking or loss of privacy, in accordance with SIE-1*

Rev	Date	Description	Drawn
P1	18/09/2026	Planning Submission	GN

Status:
Stage 03 - NMA

Location + Block Plan

NH-NW-260725-PL-001

Project Name:
Fairwood Road | Re-Model

Project no:
NH-NW-260725

Scale
BA1=1:50 | BA3=1:100
As indicated

Drawn by:
GN

Date:
18/09/2026

Rev:
P1

NOVUS HAUS

Contact us:
info@nhhome.co.uk
www.nhhome.co.uk
| novus_haus

N

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

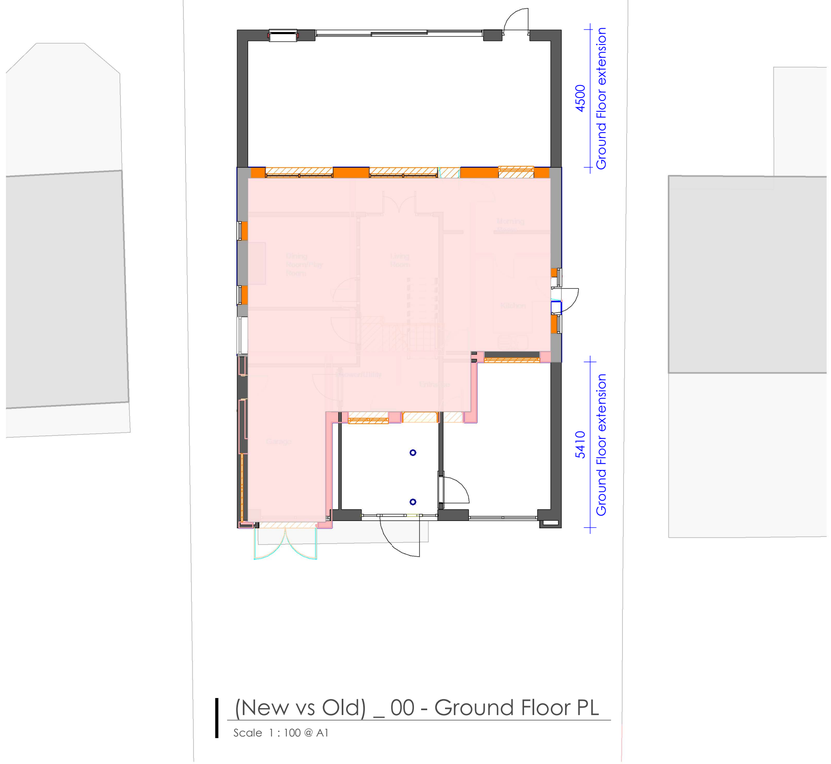
Copyright of **NOVUS HAUS**

All Dimensions are to be checked on site

Any Discrepancies are to be reported immediately to the Architect or Main Contractor

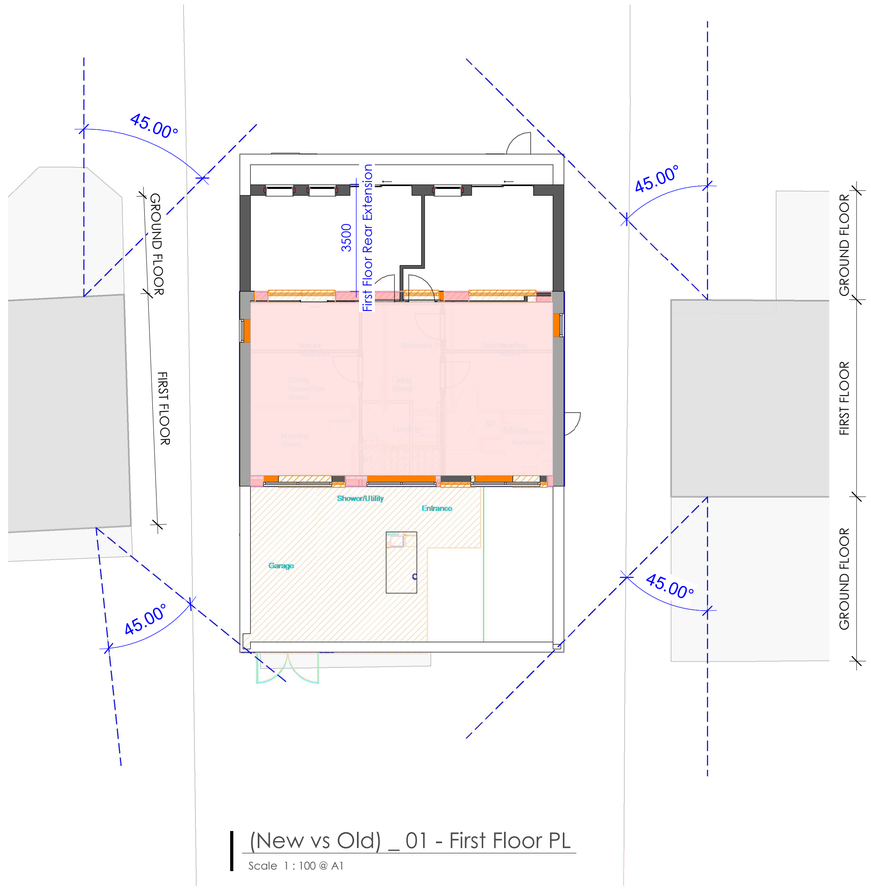
A1

PAPER SIZE



(New vs Old) _ 00 - Ground Floor PL

Scale 1 : 100 @ A1



(New vs Old) _ 01 - First Floor PL

Scale 1 : 100 @ A1



Established Range of Existing Front Building Lines

Scale 1 : 500 @ A1

The proposed development respects the established pattern and varying building depths along Fairwood Road. Whilst the original dwelling at No.5 aligned broadly with Ns.3 and 7, neighbouring properties including Nos.1, 9 and 16 demonstrate established development extending beyond this line. The proposal therefore remains consistent with the existing pattern of development whilst maintaining appropriate separation from neighbouring properties.

Proposed development remains comfortably within the 45° assessment line from the neighbouring property, safeguarding outlook and residential amenity.

Rev	Date	Description	
P1	18/09/2026	Planning Submission	GN

Status:
Stage 03 - NMA

Existing vs Proposed

NH-NW-260725-PL-002

Scale
BA1=1:50 | BA3=1:100
As indicated

Project Name:
Fairwood Road | Re-Model

Drawn by:
GN

Project no:
NH-NW-260725

Date:
18/09/2026

Rev:
P1

NOVUS HAUS

Contact us:
info@nhhome.co.uk
www.nhhome.co.uk
| novus_haus

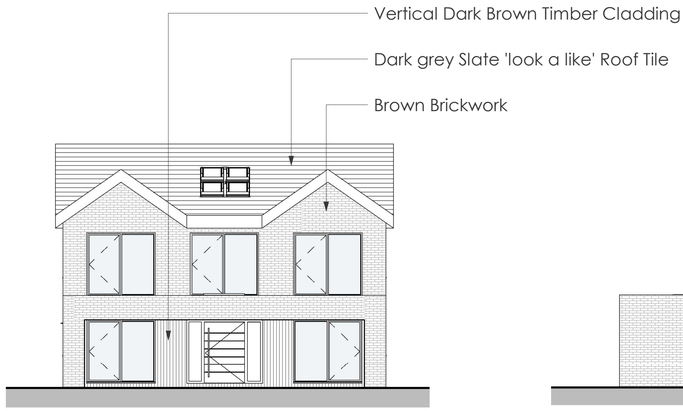
Copyright of **NOVUS HAUS**

All Dimensions are to be checked on site

Any Discrepancies are to be reported immediately to the Architect or Main Contractor

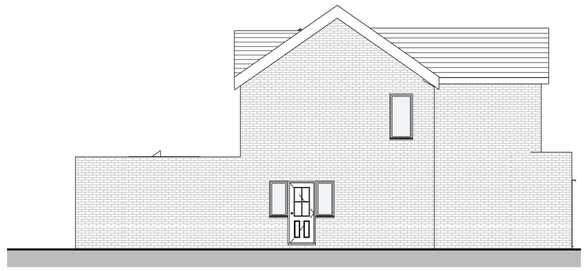
A1

PAPER SIZE



Front Elevation (Proposed)

Scale 1 : 100 @ A1



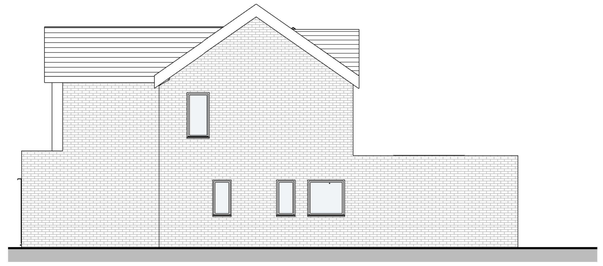
Side 1 Elevation (Proposed)

Scale 1 : 100 @ A1



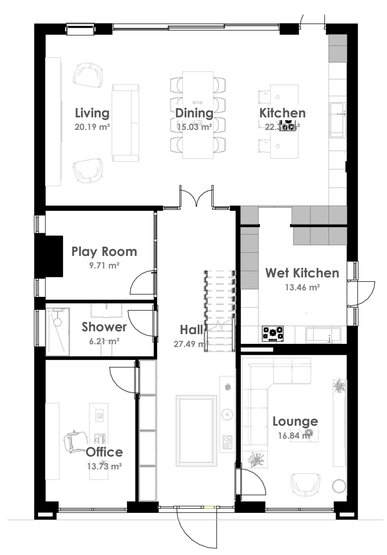
Rear Elevation (Proposed)

Scale 1 : 100 @ A1



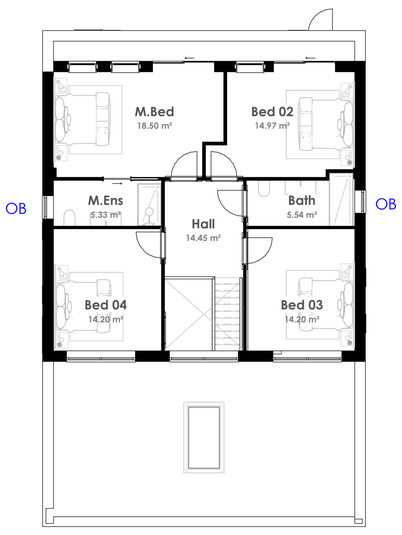
Side 2 Elevation (Proposed)

Scale 1 : 100 @ A1



00 - Ground Floor (Proposed)

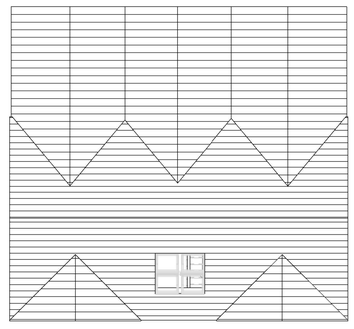
Scale 1 : 100 @ A1



OB = Obscure / Frosted Glazing

01 - First Floor (Proposed)

Scale 1 : 100 @ A1



RL02_Roof Plan (Clean)

Scale 1 : 100 @ A1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A1

Rev	Date	Description	Drawn
P1	18/09/2026	Planning Submission	GN

Status:
Stage 03 - NMA

Proposed Floor Plans

NH-NW-260725-PL-100

Scale (A1 | A3): 1 : 100

Project Name:
Fairwood Road | Re-Model

Project no:
NH-NW-260725

Drawn by: GN

Date: 18/09/2026

Rev: P1

NOVUS HAUS

Contact us:
info@nhhome.co.uk
www.nhhome.co.uk

novus_haus