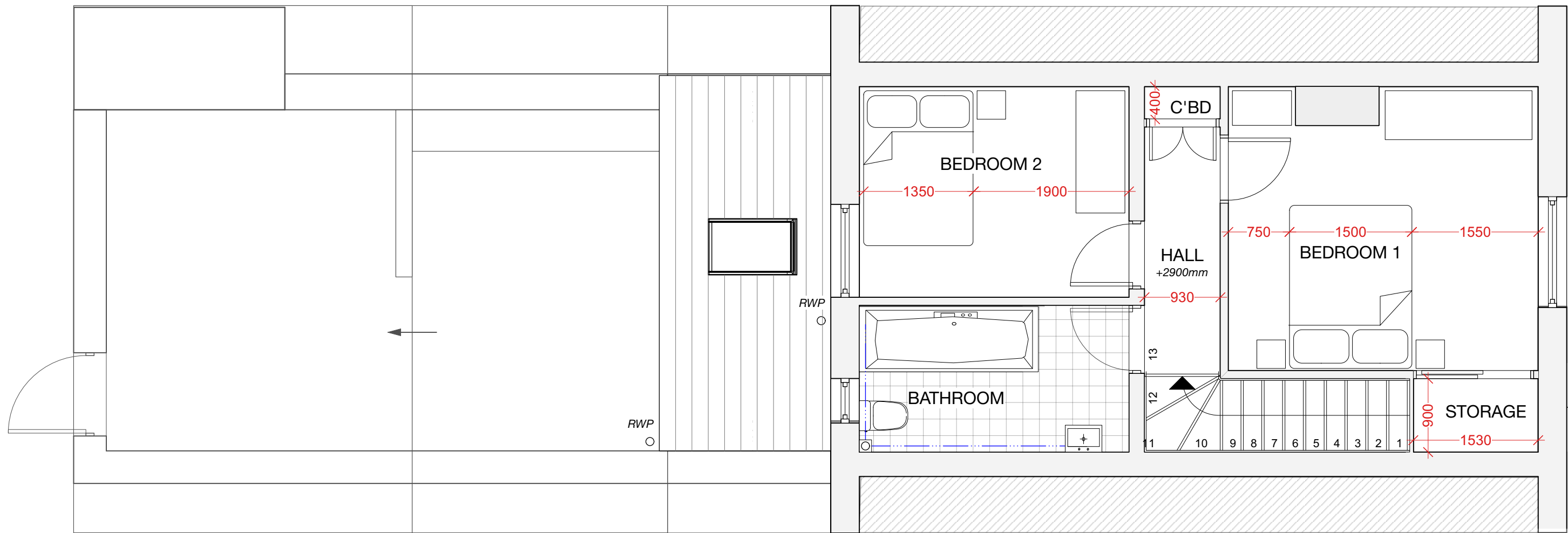
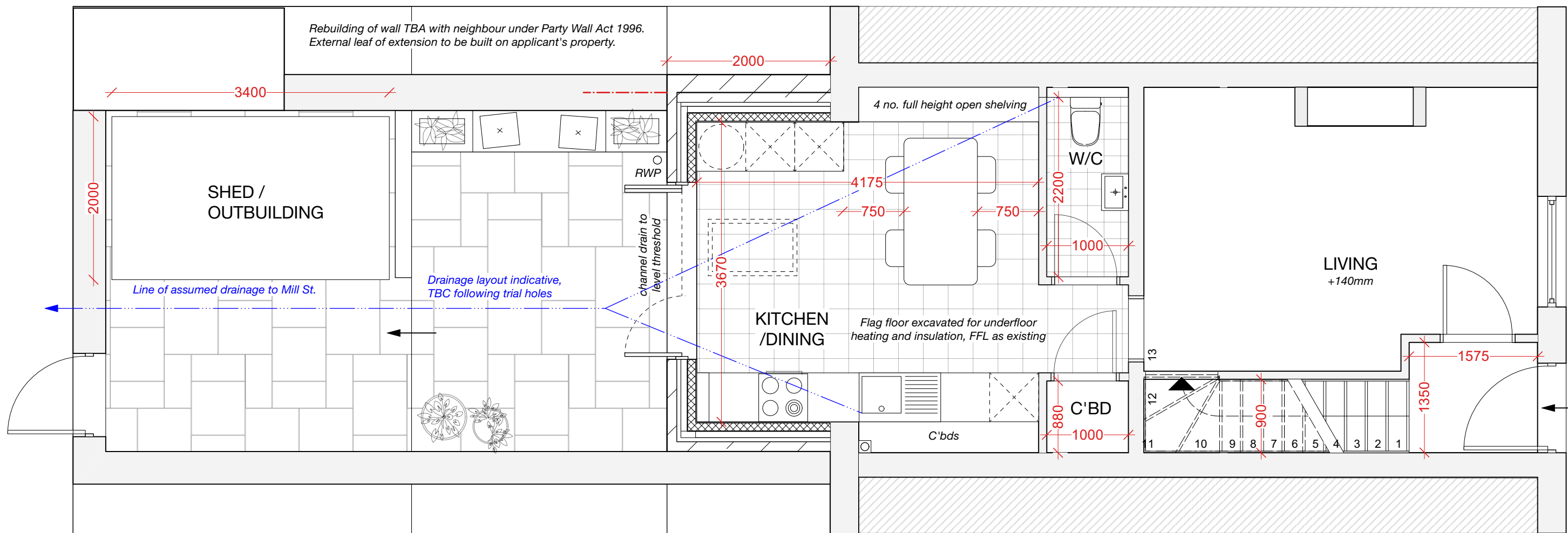




First Floor Plan Scale: 1:50

Area Calculation (approx.)		Extension Materials	
Total Curtilage:	37m2	Roof:	Blue slate
50% Allowance:	18.5m2	Walls:	Natural stone
		Bifolds:	Aluminium
Outbuilding:	7m2	Drainage:	Upvc, black
Extension:	9.5m2		
Total:	16.5m2		

50% allowance not exceeded



Ground Floor Plan Scale: 1:50



North-West Elevation Scale: 1:50



South-East Elevation Scale: 1:50

- GPDO Schedule 2 Part 1 Class A**
- A.1 (A) Permission to use the dwellinghouse as a dwellinghouse has been not granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of the schedule for Change of Use.
- A.1 (B) The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage as a result of the works (excluding the ground area of the original dwellinghouse).
- A.1 (C) The height of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the highest part of the roof of the existing dwellinghouse.
- A.1 (D) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not exceed the height of the eaves of the existing dwellinghouse.
- A.1 (E) The enlarged part of the dwellinghouse will not extend beyond a wall which forms part of the original dwellinghouse, or front a highway and form a side elevation of the original dwellinghouse.
- A.1 (F) Subject to paragraph (g), the enlarged part of the dwellinghouse will be a single storey and will not extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or exceed 4 metres in height.
- A.1 (G) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse will have a single storey and not extend beyond the rear wall of the dwellinghouse by more than 6 metres, or exceed 4 metres in height.
- A.1 (H) The enlarged part of the dwellinghouse will not have more than a single storey and extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.
- A.1 (I) The enlarged part of the dwellinghouse will be within 2 metres of the boundary of the curtilage of the dwellinghouse. The height of the eaves of the enlarged part will not exceed 3 metres.
- A.1 (J) The enlarged part of the dwellinghouse will not extend beyond a wall forming a side elevation of the original dwellinghouse.
- A.1 (K) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) does not exceed and will not exceed the limits set out in sub-paragraphs (e) to (j) as a result of the development.
- A.1 (L) The extension will not consist of or include; the construction of provision of a verandah, balcony or raised platform, the installation, alteration or replacement of a chimney, flue or soil and vent pipe (where this does not fall within permitted development rights of a separate Class), or an alteration to the roof of the dwellinghouse.
- A.1 (M) The dwellinghouse has not been built under Part 20 of the Schedule.
- A.2 (A) N/A. The dwellinghouse is not on article 2(3) land.
- A.3 (A) The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- A.3 (B) N/A. No upper-floor windows are proposed to a wall or roof slope forming a side elevation of the dwellinghouse.
- A.3 (C) N/A. The enlarged part of the dwellinghouse is single storey.
- A.4 (A) N/A. The development does not exceed the limits given in A.1(f).

B	7/6/22	CI	GPDO notes added following client meeting.
A	8/6/22		Assumed line of drainage added following discussion with United Utilities.
Revision			
Project			

Extension & Alterations

Address	24 Annie Street, Ramsbottom, BL0 9PP
Client	Mr & Mrs Quigley
Drawing	Plans as Proposed



www.storah.com	mail@storah.com	01706 813214
Scale	Sheet Size	Date
1:50	ISO A1	May 22

Drawing Number	Revision
22-001 - 310	B