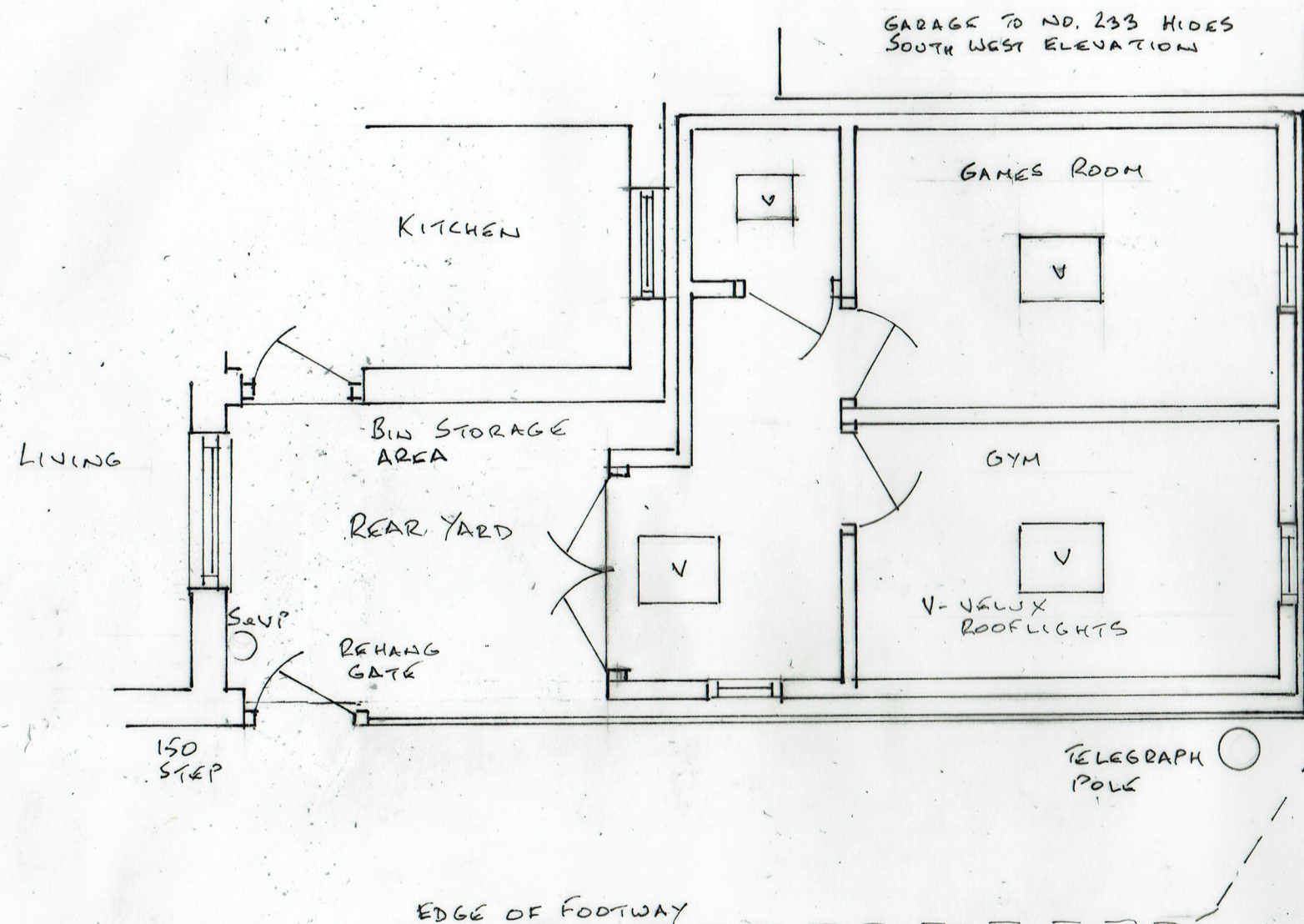
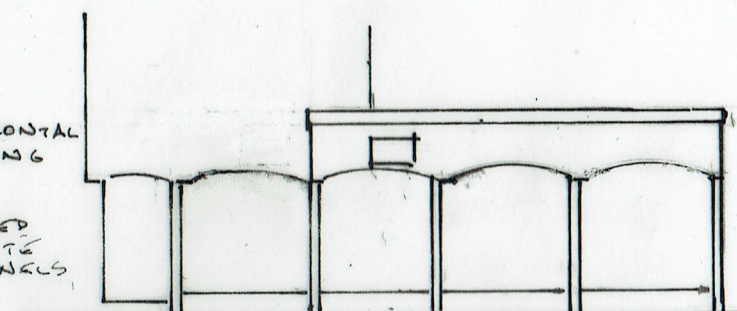


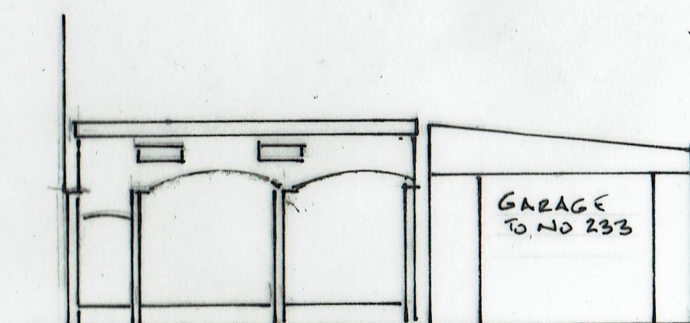


GREY UPVC HORIZONTAL WEATHERBOARDING

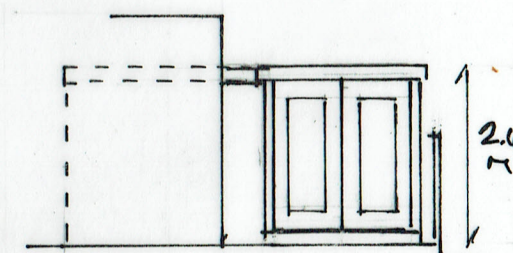
VERTICAL BOARDED FENCE. CONCRETE POSTS & BASE PANELS



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



CLASS E OF GENERAL PERMITTED DEVELOPMENT ORDER, 2015, (AS AMENDED) PROVIDES PERMITTED DEVELOPMENT RIGHTS WITHIN THE CURTLAGE OF A HOUSE SUBJECT TO RESTRICTIONS INCLUDING HEIGHT (MAXIMUM 2.5M WHICH IS COMPLIED WITH) & TOTAL AREA OF BUILDING NOT TO EXCEED 50% OF THE AREA OF THE CURTLAGE (EXCLUDING GROUND AREA OF ORIGINAL DWELLING).

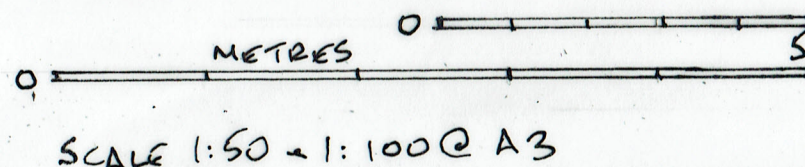
THE AREA OF THE CURTLAGE IS 45M². THE GROSS FLOOR AREA OF THE BUILDING IS REDUCED TO 23.7M², ALLOWING RETENTION OF WINDOW & VELUX ROOFLIGHT.

REMOVING THE WHOLE OF THE FRONT PROJECTION WOULD REDUCE FLOOR AREA OF BUILDING TO NO MORE THAN 50% OF CURTLAGE. PLANNING PERMISSION WOULD THEREFORE NOT BE REQUIRED.

1A PROPOSED PLAN

01/04/2022 - SIZE REDUCED
12/02/2022

22/682/01A



GARDEN ROOM (RETROSPECTIVE)
235 DUMERS LANE, RADCLIFFE M26 2GE