

Why LDC should be granted?

This is a single family dwelling which benefits from the rights laid out in the PD document.

Permitted Development Class B-
B.1

- (a) less than existing height of roof
- (b) no extension to principal elevation
- (c) far less than 50 cu m
- (d) no balconies, veranda's etc
- (e) property not on article 1 (5) land

B.2

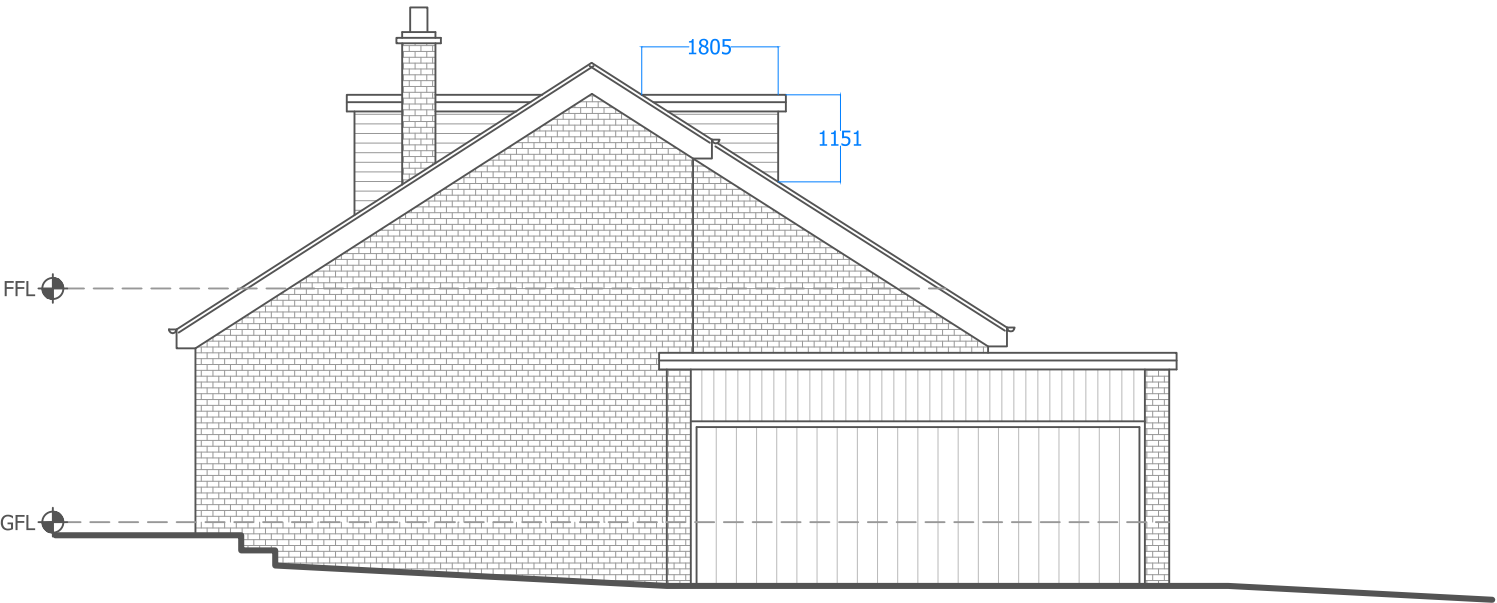
- (a) to match existing
- (b) dormer is far more than 200mm away from eaves
- (c) no flank wall windows, however if introduced then they shall be obscured glazing and if openable to be at high level only as described in the restrictions

C.1

- (a) in used then, roof windows are to not protrude more than 150mm from plane of roof
- (b) be less than highest part of roof
- (c) not removing external chimney, flue, svp etc

C.2

- (a) as per class B
- (b) as per class B



PROPOSED SIDE ELEVATION

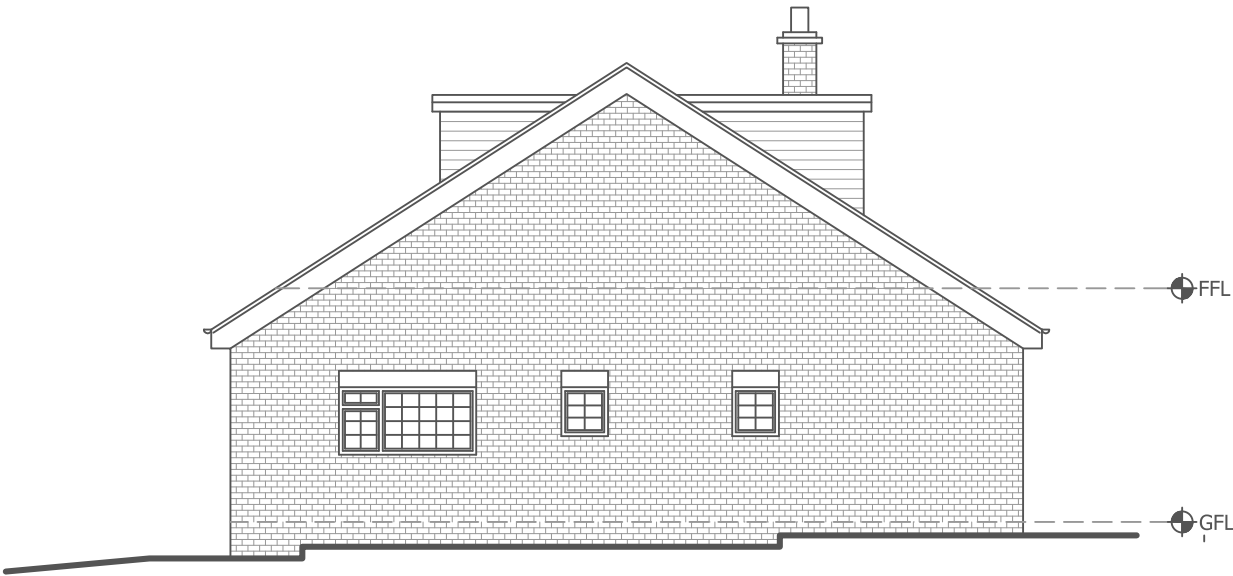
Volume Calculation:

Dormer 1:
(LxHxD) / 2
6.706x1.151x1.805=13.9
13.9/2=6.95m³

Dormer 2:
(LxHxD) / 2
1.372x1.151x1.805=2.85
2.85/2=1.43m³

Dormer 1 + Dormer 2:
6.95+1.43=**8.38m³**

less than 50m³



PROPOSED SIDE ELEVATION

DO NOT SCALE FROM THIS DRAWING.
All dimensions and levels are to be checked on site by contractor and/or relevant specialist/manufacturer. Any discrepancies must be reported before proceeding.

This design is Copyright protected and may not be copied or transmitted without written permission. Copyright infringements shall be legally enforced and pursued.

Client is responsible for all aspects relating to the Party Wall etc. Act 1996.

Contractor is responsible for all aspects relating to CDM Regulations.

Works should not commence before a 'Building Control' approval is received. Client bears full responsibility for alterations due to commencement of works prior to approval.

	A	

Date	Rev. No.	Revision Details.
Drawing Revision Log.		

Client.
Mr & Mrs Nayyar

Site Address.
Cote Ridge, 175 Lightridge Road Fixby Huddersfield HD2 2HS

Project title.
New dormer to rear for provision of new walkway with internal alterations

Drawing Title.
Proposed GA

Drawing No.
06

Revision.	Date.
.	DEC 2012

Scale.	Paper size.
1:100	A3

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