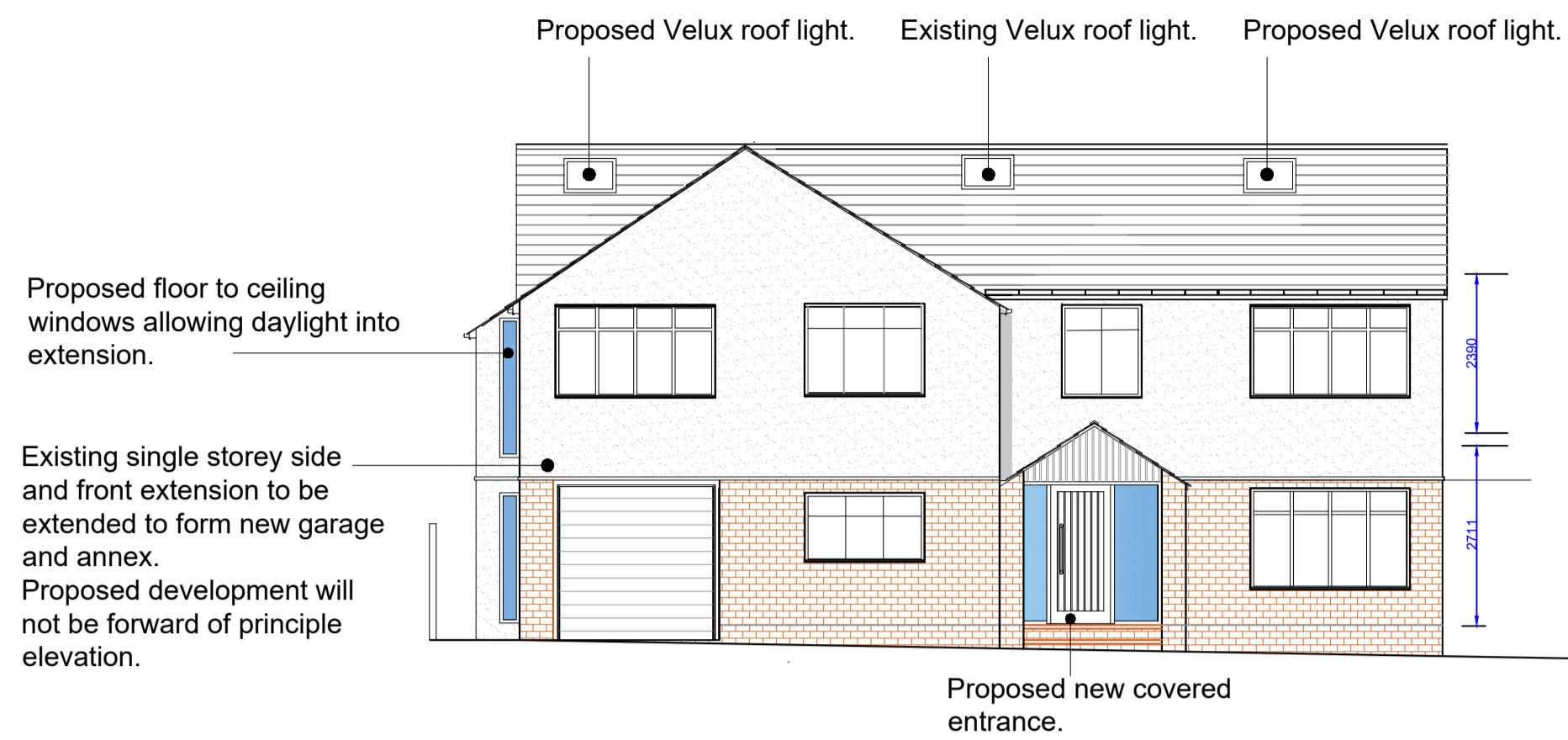
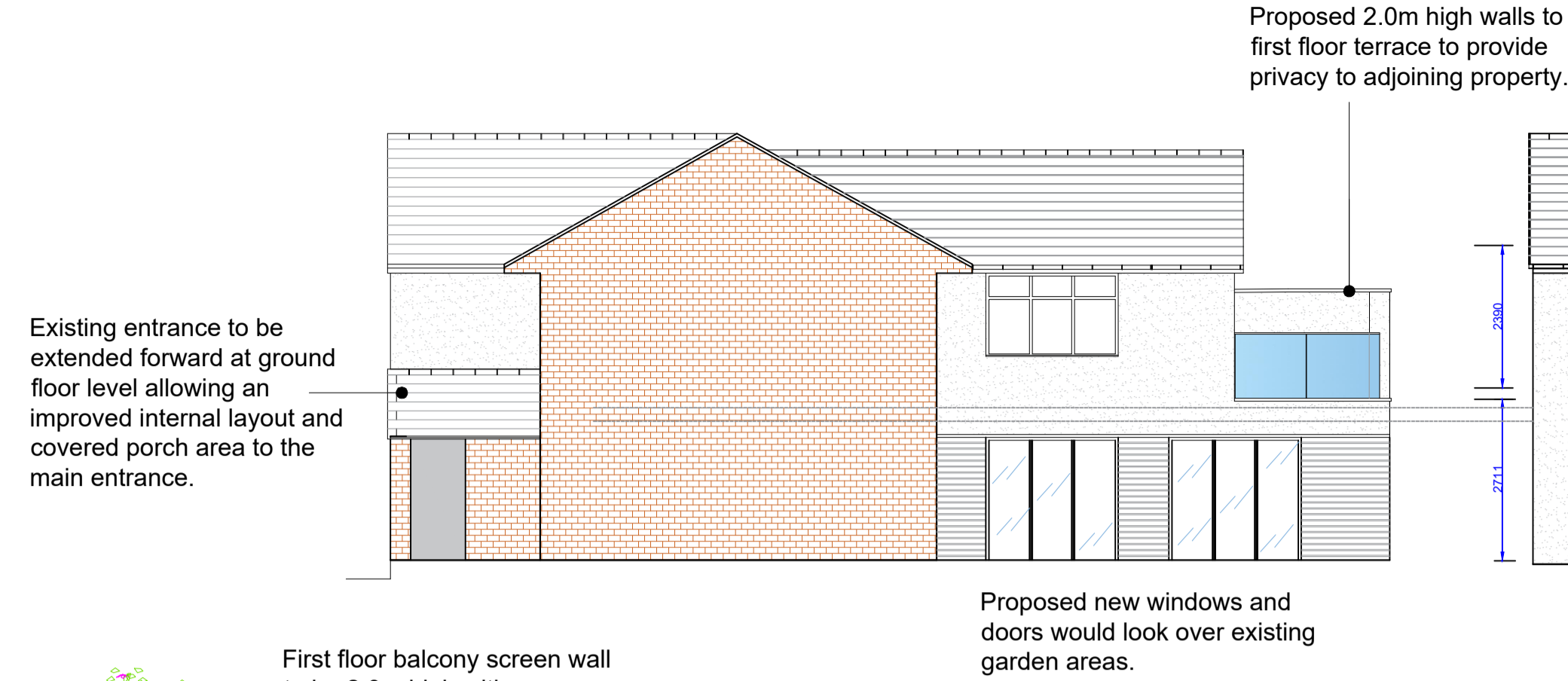


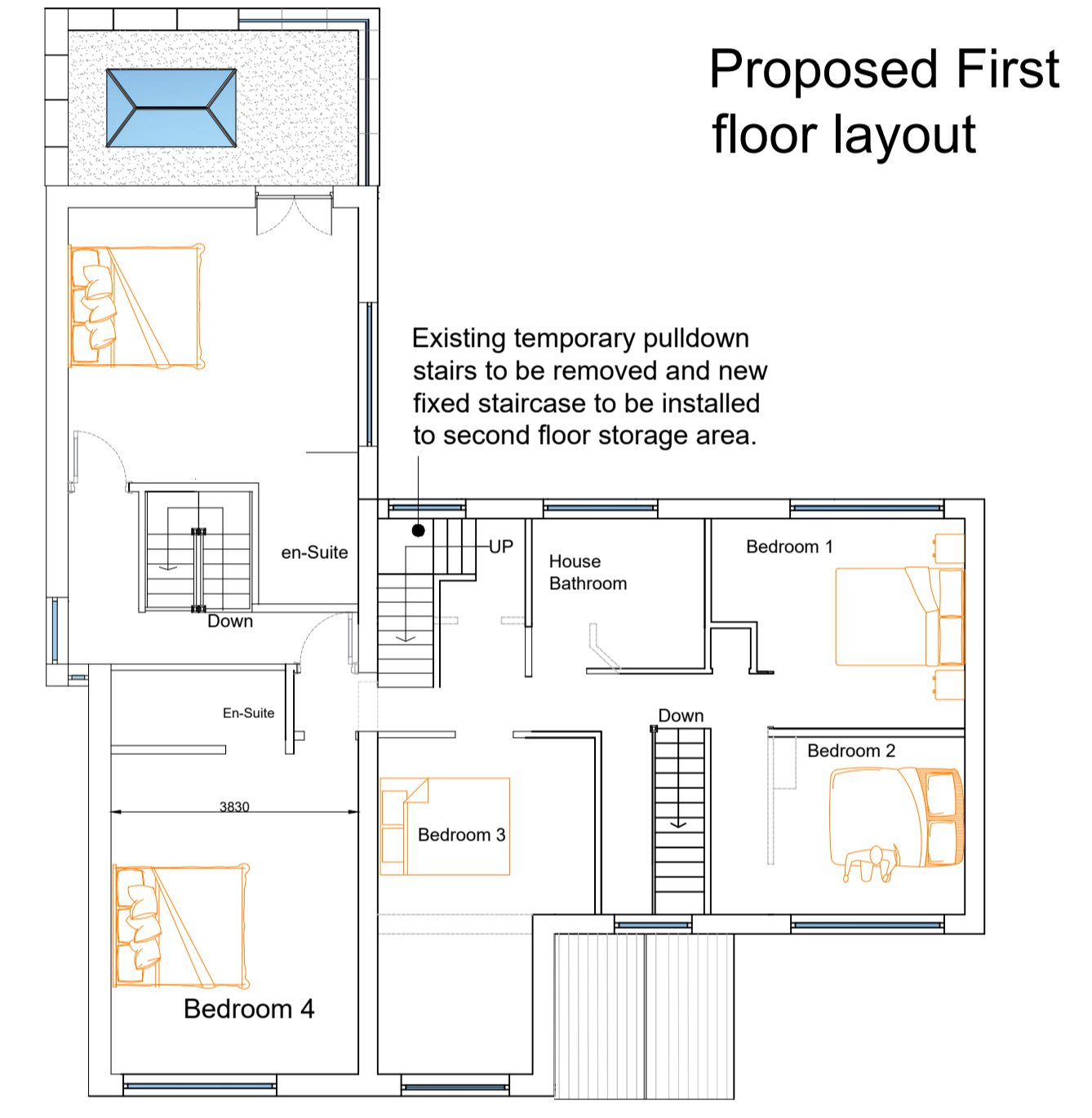
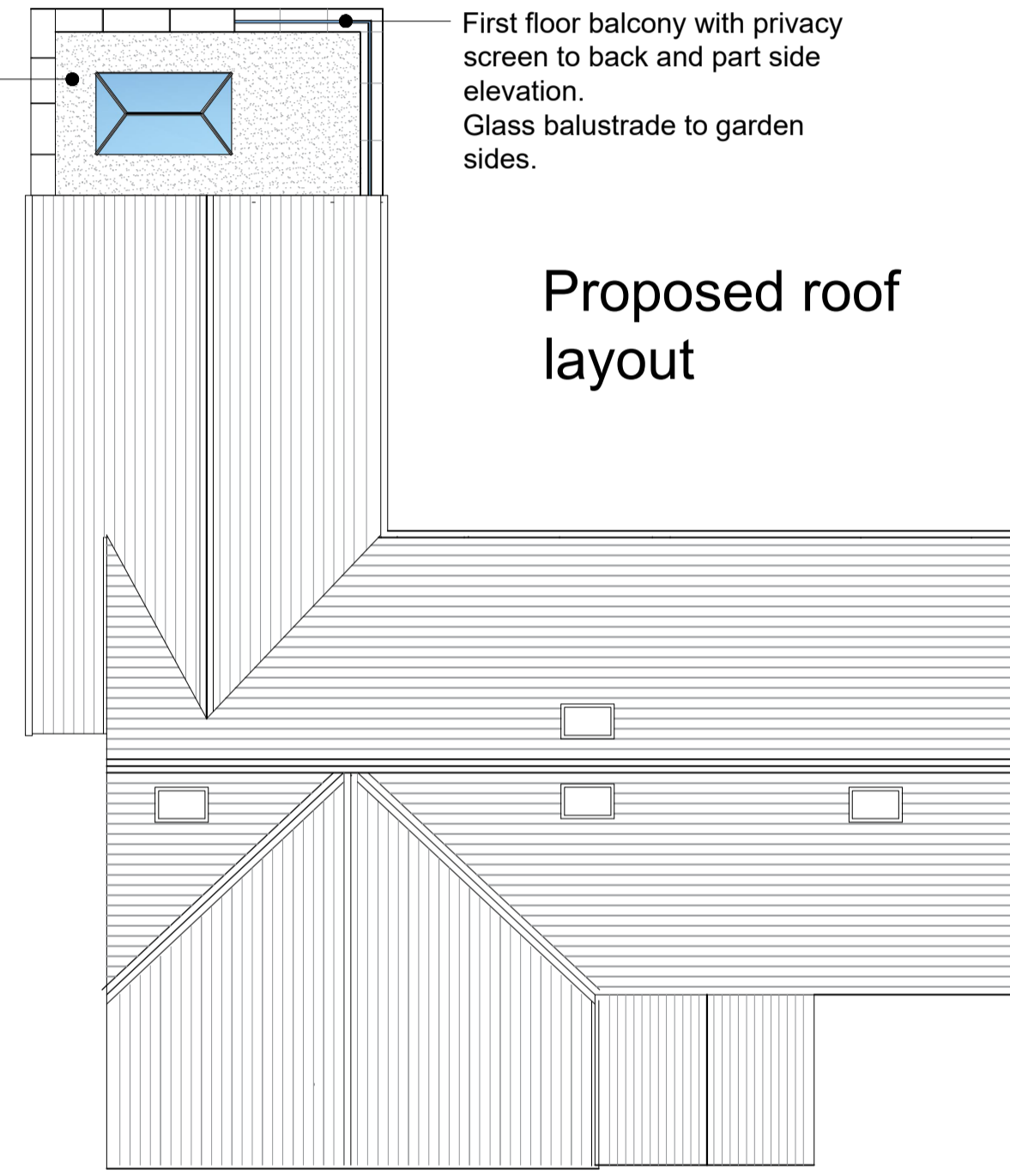
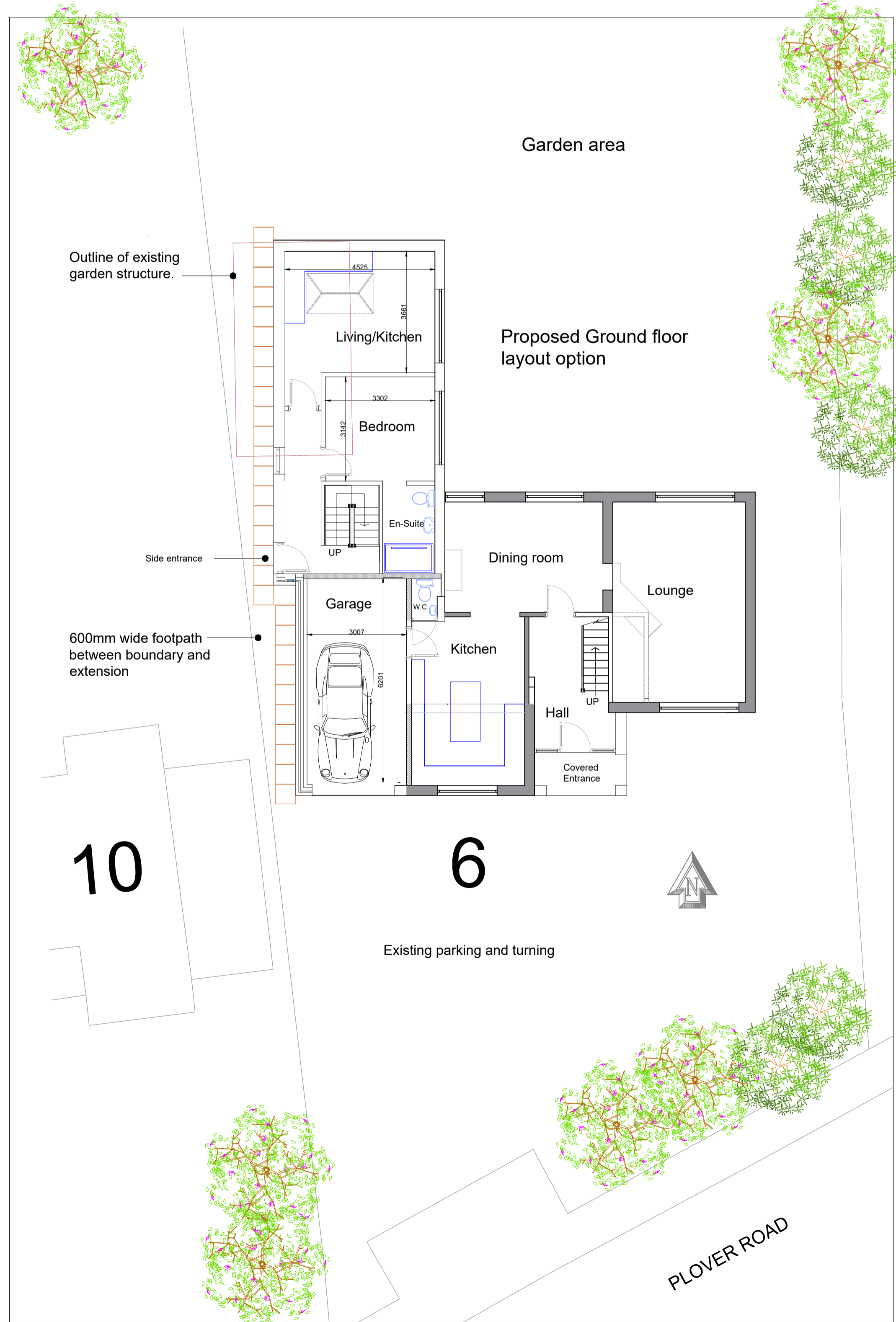
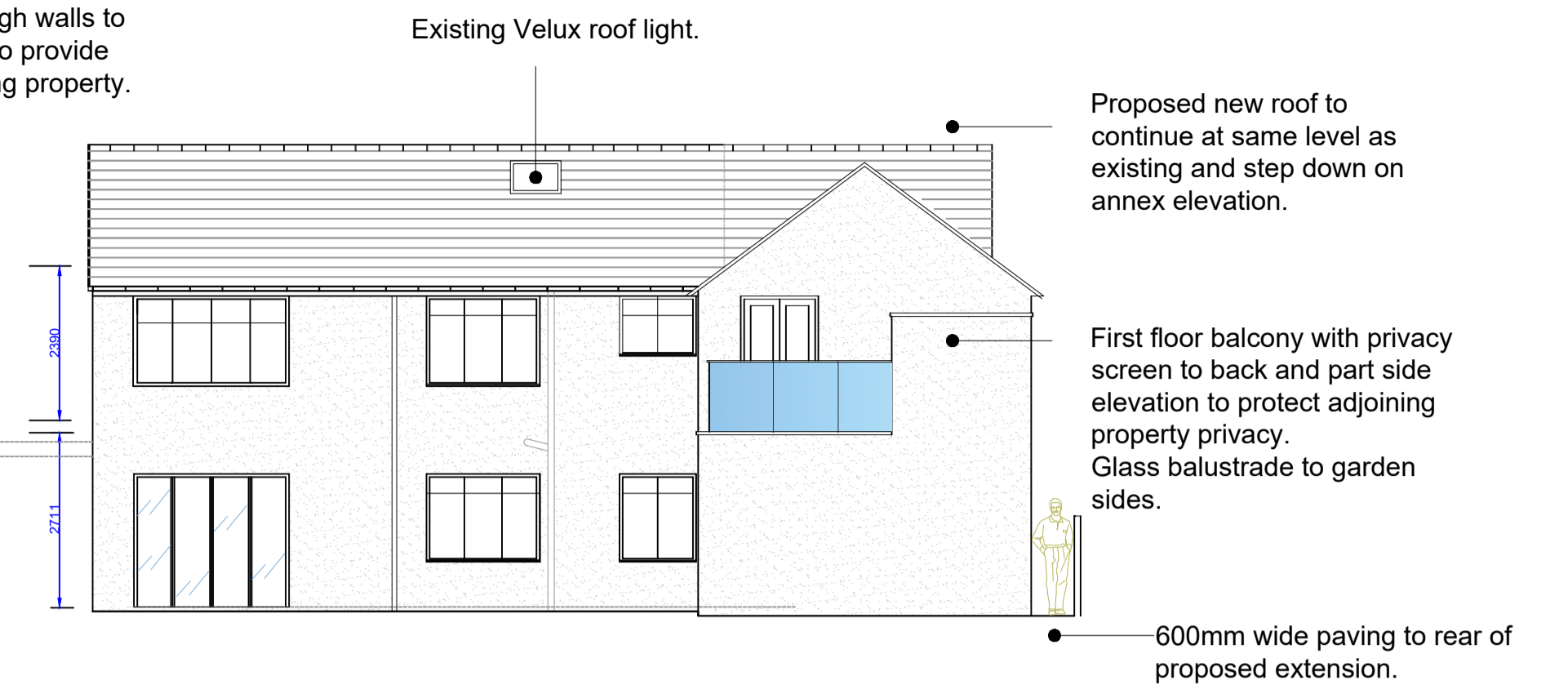
Front elevation (South east facing)



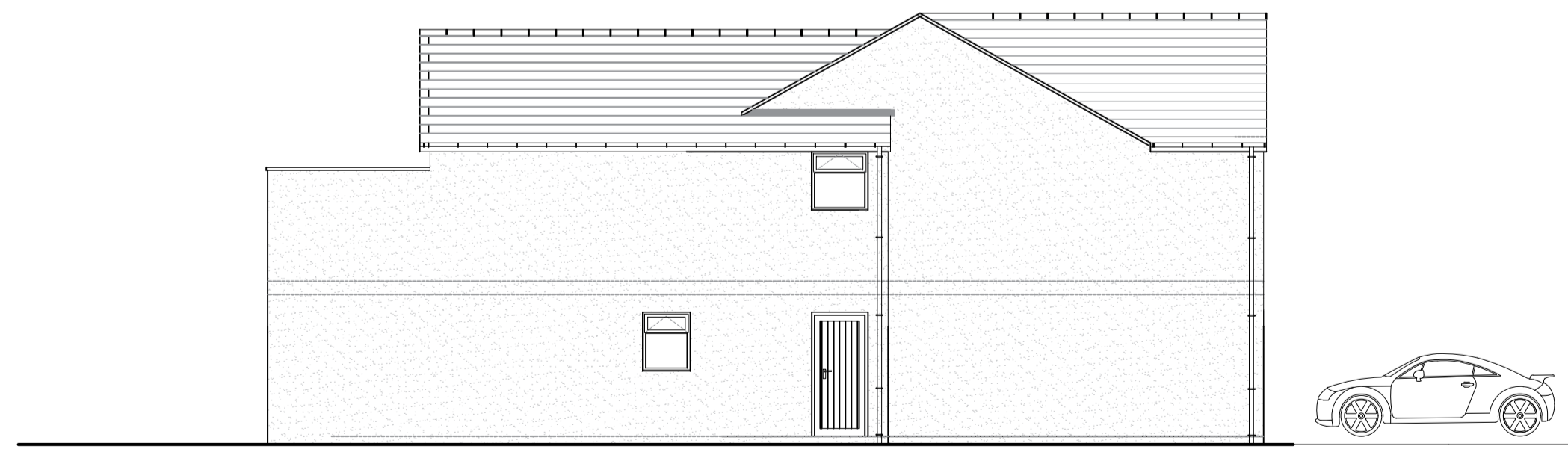
Side elevation (North east)



Rear elevation (North west)



Side elevation (South west)



General design Notes:
 The proposed extension to this detached property is built around the existing single storey existing extension and garden room footprint to provide a more spacious layout and much needed additional accommodation.
 The extension would be constructed to the south western boundary and would be in matching material to the existing dwelling.
 A new covered entrance is planned allowing the dated staircase to be repositioned and allow internal improvements to be carried out to the layout.
 The existing building would benefit from a full refurbishment both internally and externally to provide a more modern and energy efficient dwelling.
External walls:
 The external walling would be brickwork matching the existing walls and specialist K Render. Colour to be decided.
Roof:
 New roof to be formed in timber specialist manufactured truss rafters with concrete tiles and ridges, matching existing in colour and texture.
Windows and doors:
 Windows and doors would be in uPVC anthracite grey in colour.
Rainwater goods:
 All guttering and fall pipes to be pvc and black in colour.
External cladding:
 Cladding to above the new entrance and to the lower section of the proposed annex to be in Deckz composite cladding.
Attenuation crates:
 perimeter of proposed extension to have soakaway crates installed under paved and garden areas for storm water retention.
First floor balcony:
 To have safety glass balustrade specialist manufactured. Flat roof area to have resin roofing system installed taken up roof and lead cover flashings installed.
New skypod lantern:
 Specialist manufactured skypod glazed lantern to be installed to position as shown and fully sealed.

Application No:	24/00000/FUL	Date:	1/06 /2024
Local area council:	Kirklees Council		
Previous application No:			
Drawing No:	PCD00200		
Drawn:	PCD		
Scale:		THIS DRAWING IS COPYRIGHT © AND REMAINS THE PROPERTY OF DURKIN ARCHITECTURAL . REPRODUCTION OR ALTERATION OF THIS DRAWING REQUIRES PRIOR PERMISSION.	
1:100	Existing and proposed floor layouts		
1:100	Existing and proposed Elevation drawings		

Site location: 6 Plover Road Huddersfield HD3 3HX
 Applicant: Mr Qasim Ashraf
 Project: Proposed double storey Annex extension and garage

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