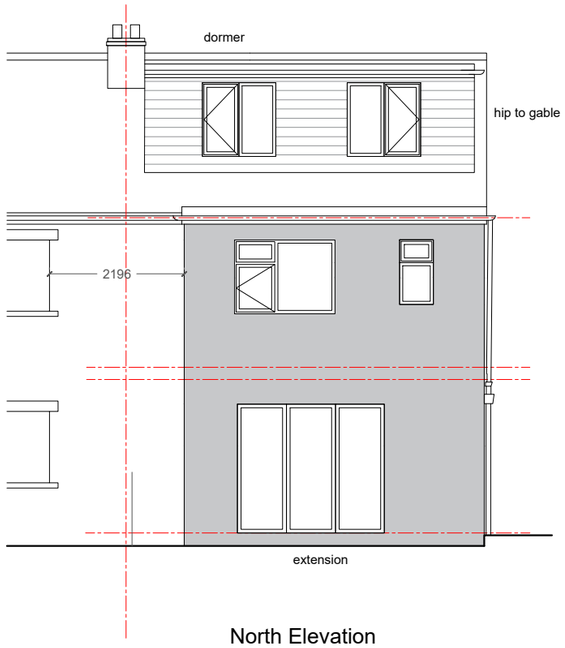
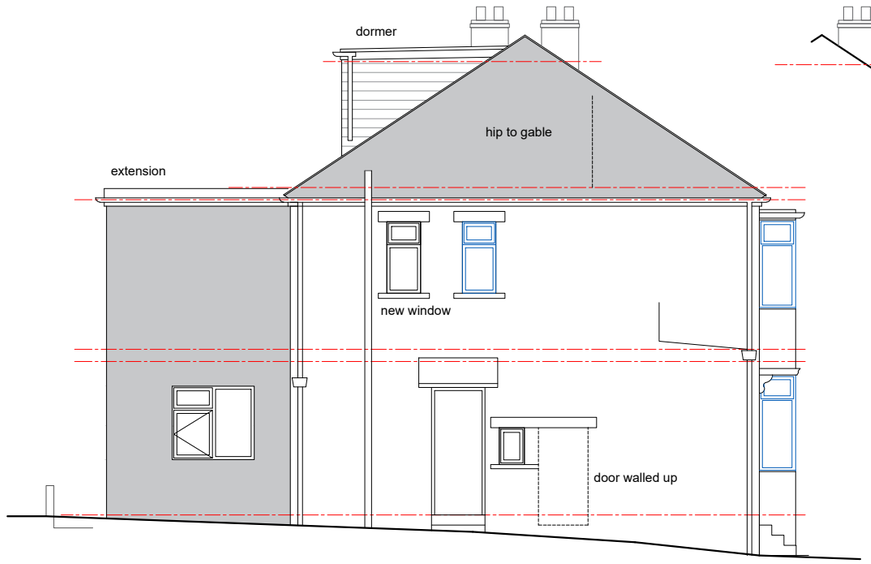
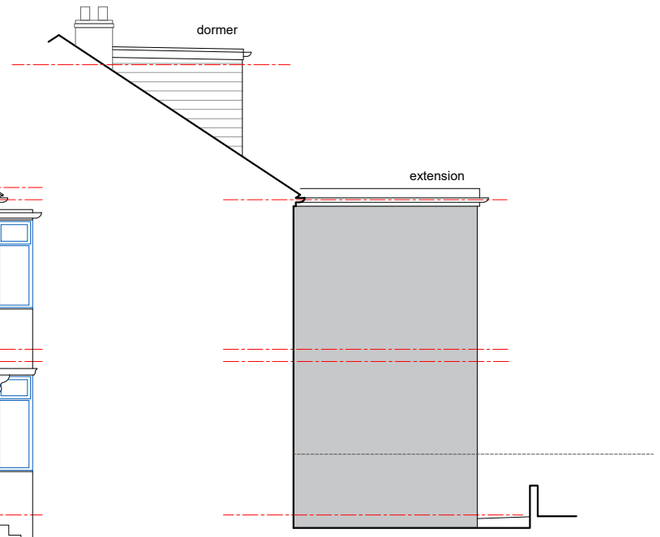


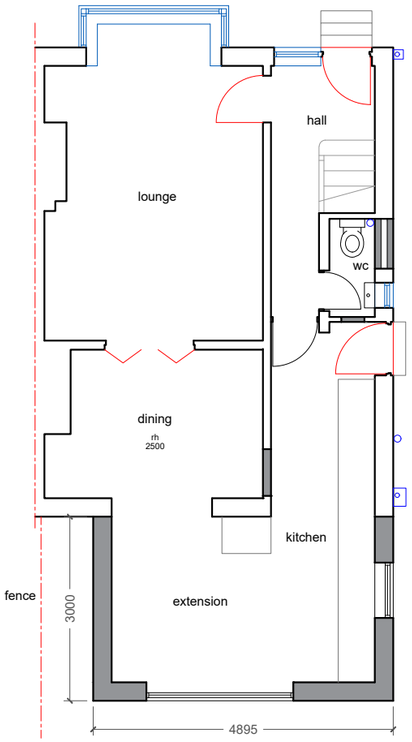
North Elevation



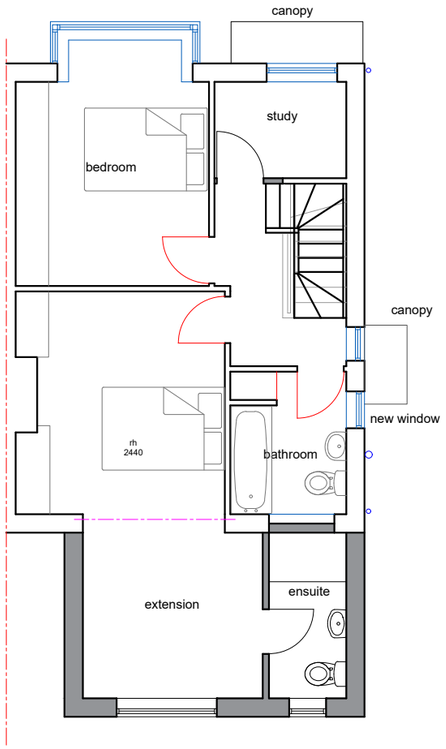
West Elevation



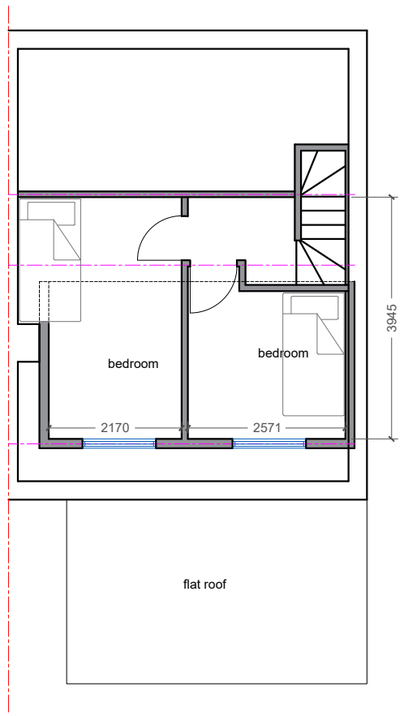
East Elevation



Ground Floor Plan



First Floor Plan



Loft Floor Plan

PROPOSED EXTENSIONS / ALTERATIONS

The proposal comprises
A rear two storey extension set back from neighbours boundary with 3m projection
A hip to gable roof alterations with a dormer conversion to roof void (within permitted development limits)
Internal alterations to suit the new development

All boundary hedges and fences will be maintained

New roofing to extension and dormer will be 3 layer felt flat roofing

The new cavity walls to extension will be built from blockwork with a render finish. Dormer walls will be weatherboarded to match roof colour

New rainwater gutters and down pipes will match existing in size, colour and profile and will be connected into the existing service sewer.

New windows and doors will be pvc or composite double glazed with openers to match existing windows.

Hard surfacing around the dwelling will be altered to suit the new development with a small raised patio to the front extension.

The dwelling is not listed or in a conservation area. The properties permitted development rights have not been removed.

Area of Site 333m2
Area of side extension 14.6m2
Loft conversion lass than 40m³

Applicant:
Mr and Mrs Gale

Address:
78 Raikes Lane
Birstall
WF17 9QF

Project:
Rear Extension

Title:
Proposed Plans

Drg No:
RL-05

Scale:
1:100

Revision:
#

Status:
Planning

Date:
April 2025