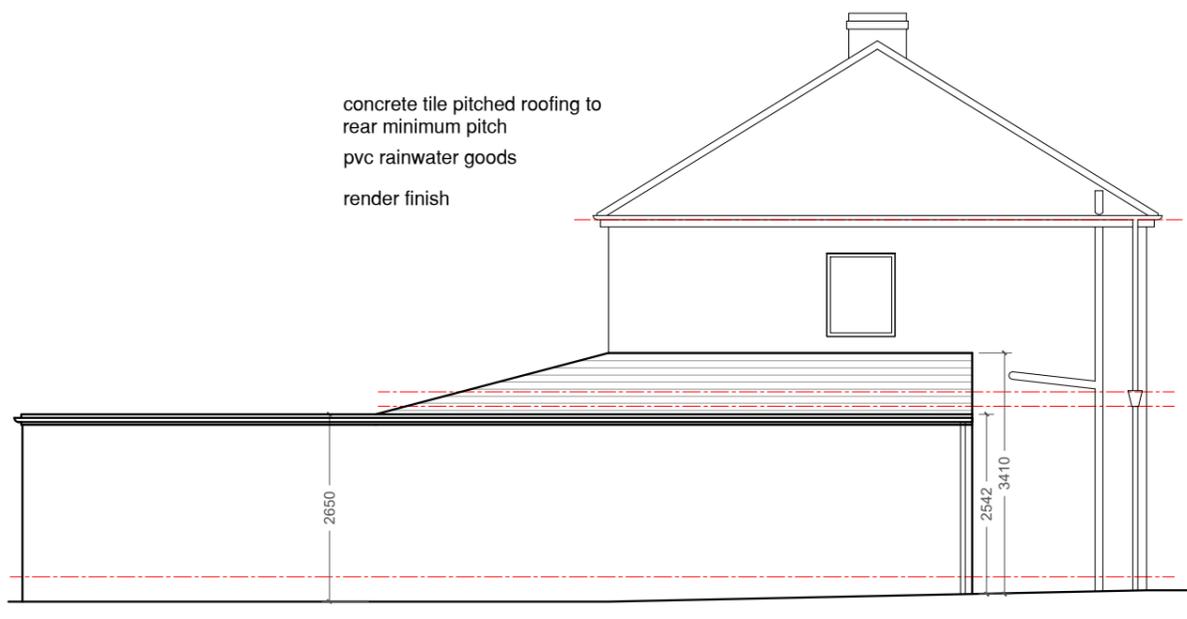
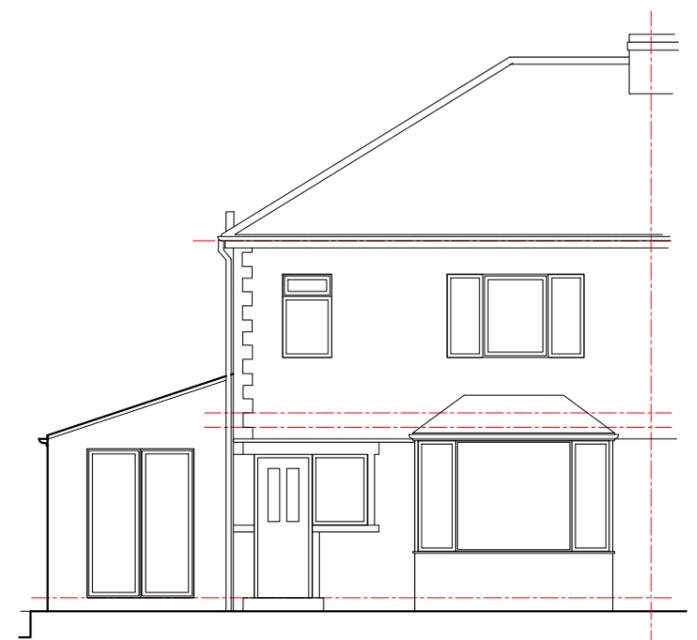


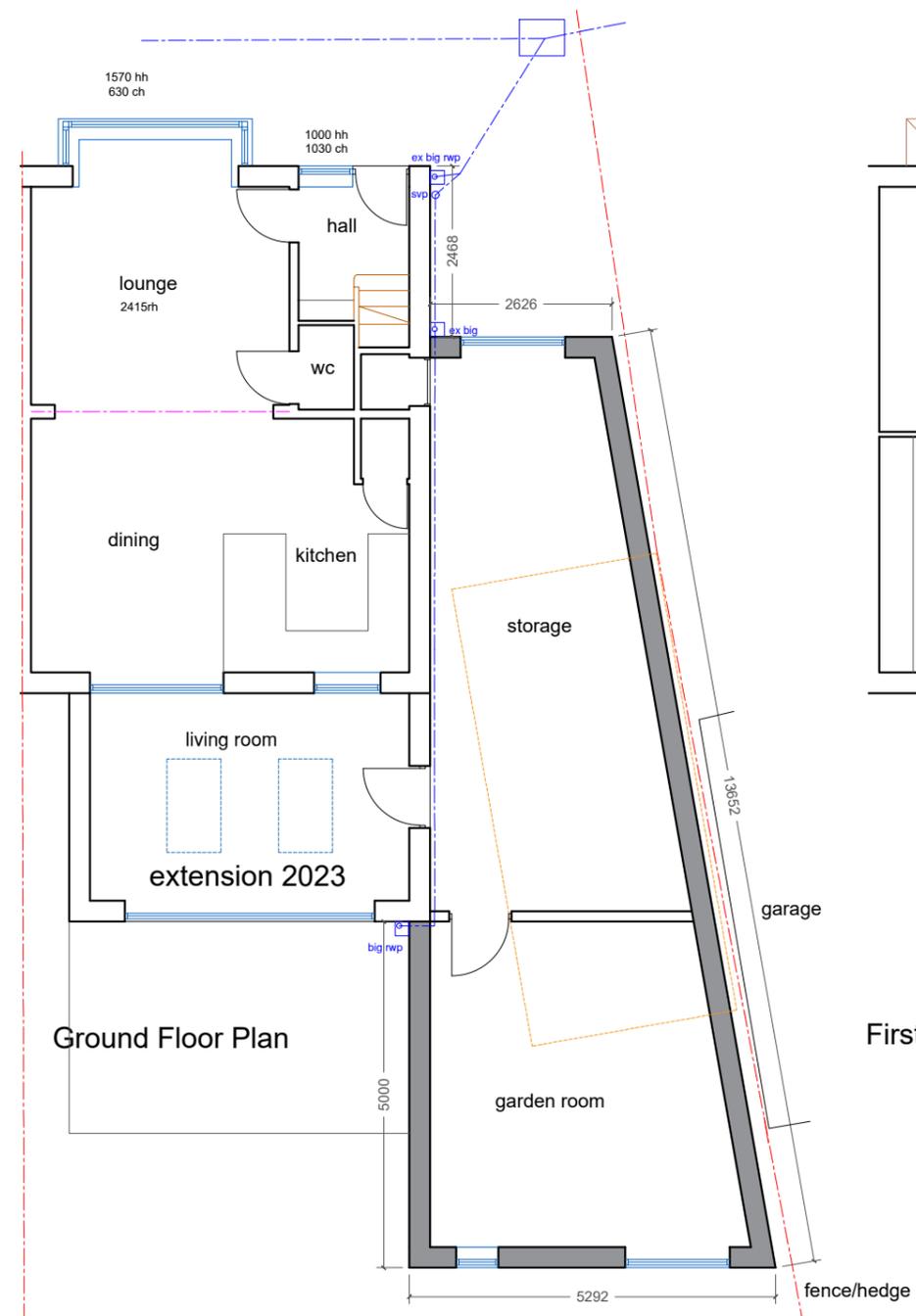
North Elevation



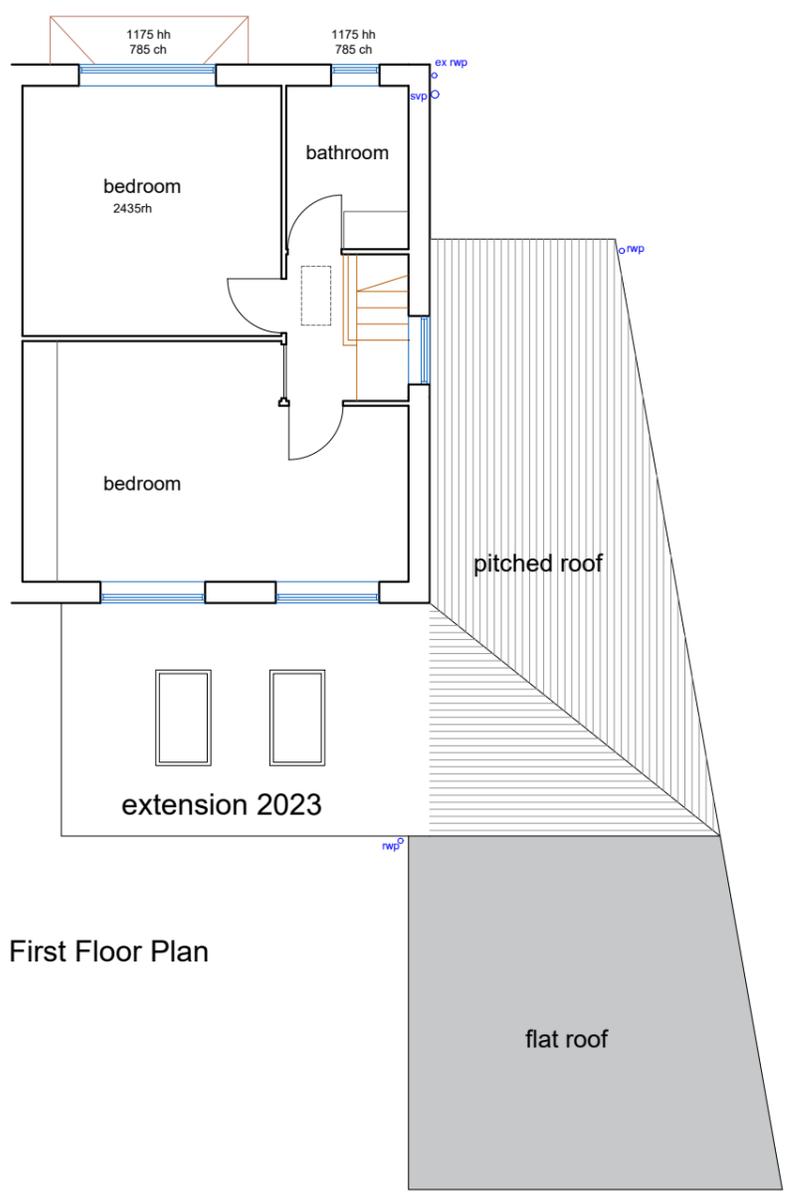
East Elevation



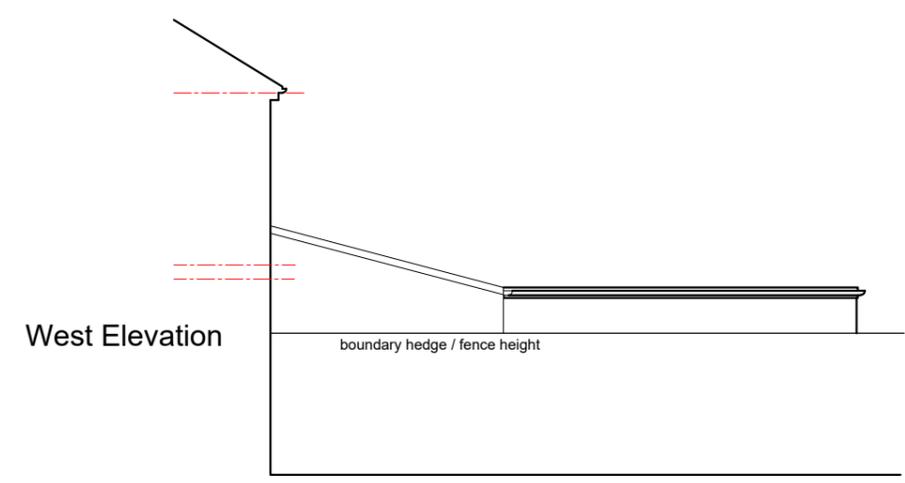
South Elevation



Ground Floor Plan



First Floor Plan



West Elevation

**PROPOSED EXTENSION**

The proposed development comprises of the the demolition of the existing concrete panel garage and construction of a single storey side extension and

The extension will have lean to pitched roof with concrete tiles adjoining the previous rear extension and a partial flat roof to the rear. The extension will be stepped back from the adjavent boundary by 250mm

The new cavity walls will be built from blockwork with a render finish to match existing

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

New doors will be PVCu or composite double glazed

Hard surfacing around the extension will be altered to suit the new development. Raised decking to existing extension 350mm high.

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

- Area of Site 515m2
- Area of original dwelling 46m2
- Area of previous extension 17.2m2
- Area of new extension 53m2

Status:  
Planning

Date:  
April 2025

Scale:  
1:100

Drg No:  
BD05.1

Title: Proposed Plans  
#

Project: Rear Extension  
11 Burnmiston Drive, Oakes HD3 3PR