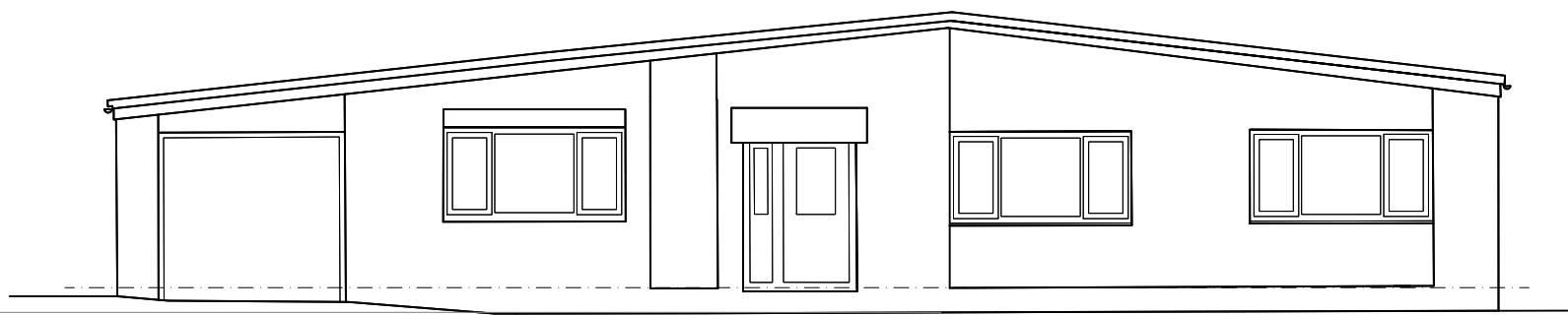
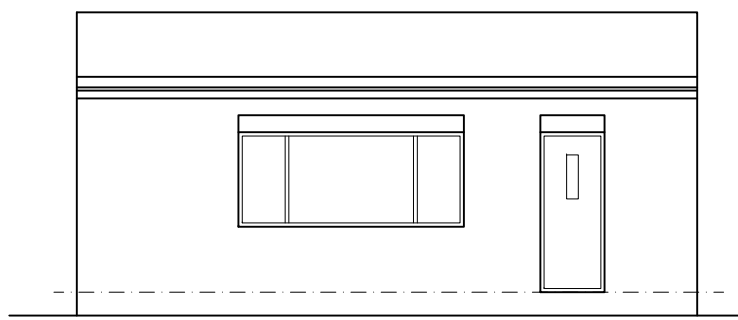
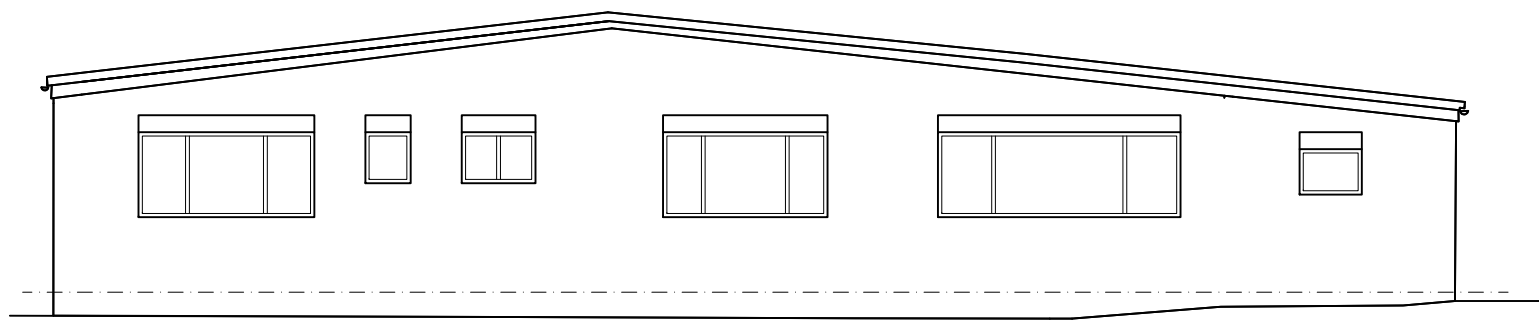




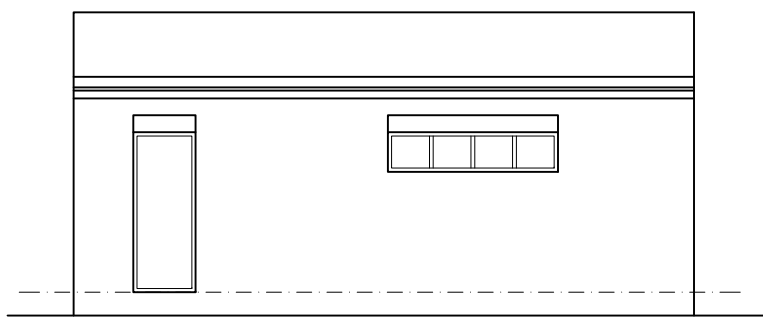
EXISTING FRONT ELEVATION



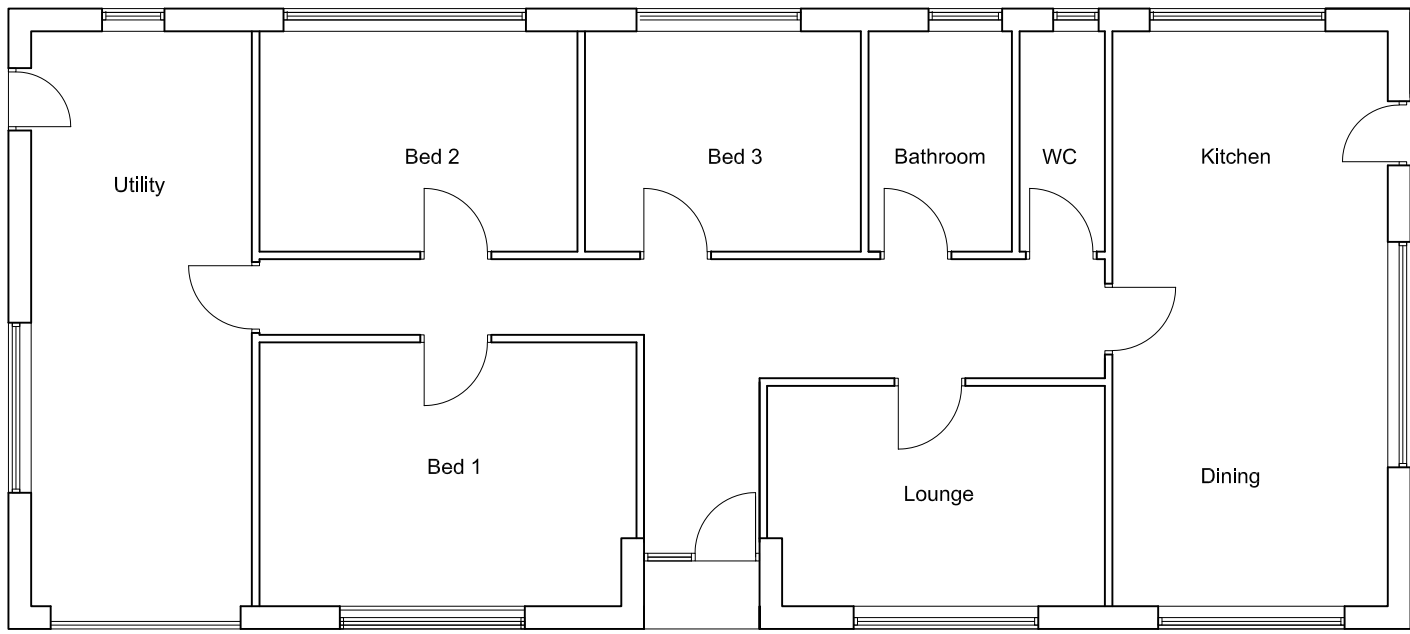
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



Existing Ground floor plan

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

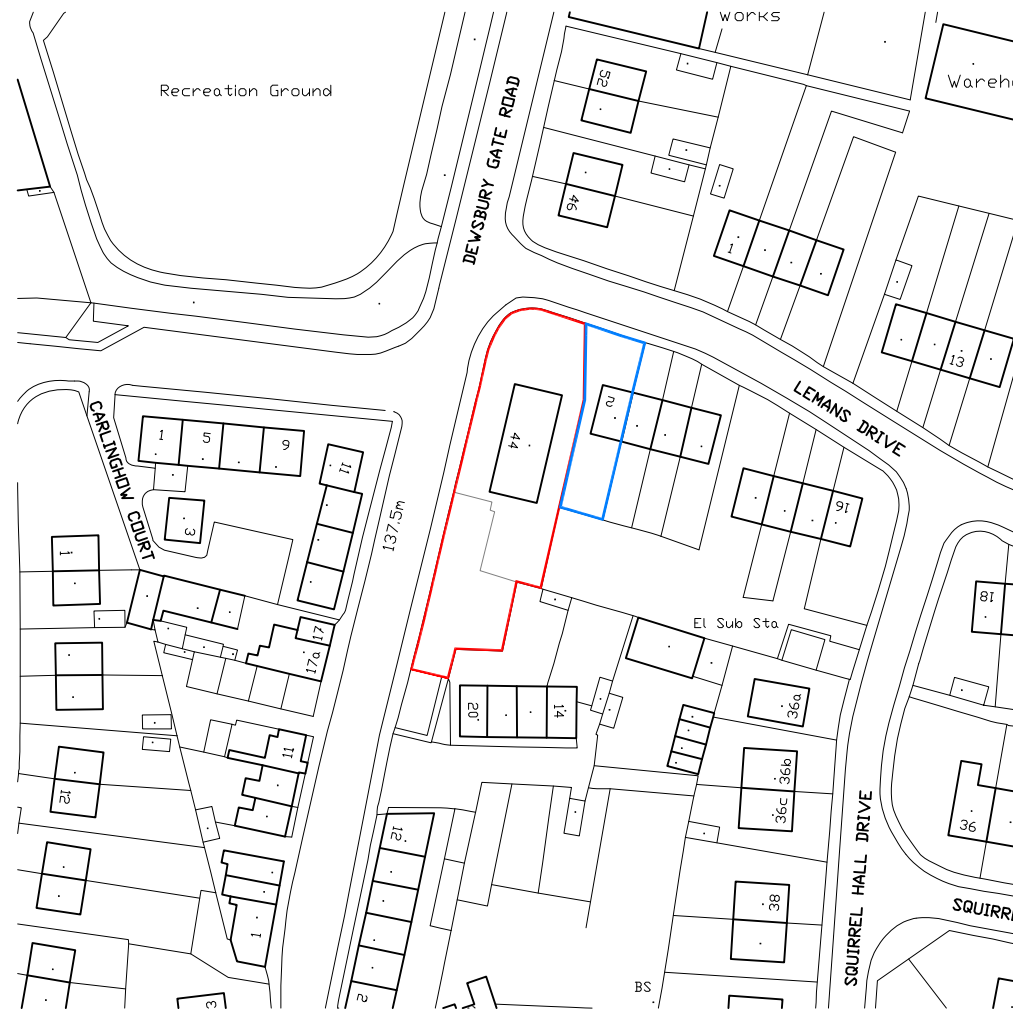
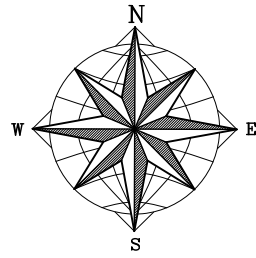
CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA, ALL DIFFERENCE, UNUSUAL OR OFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

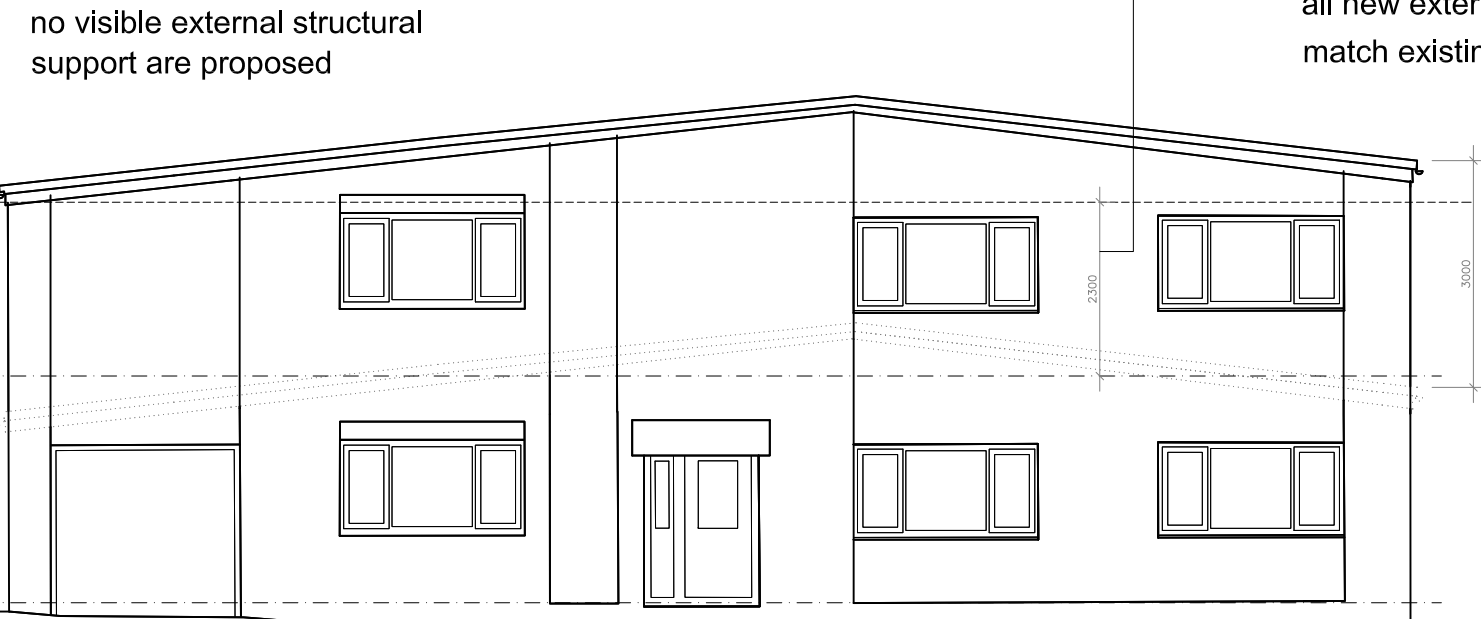
CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT, OR (B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO [HTTP://WWW.HSE.GOV.UK/PUBNS/INDG411.HTM](http://www.hse.gov.uk/pubns/indg411.htm) FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW. NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

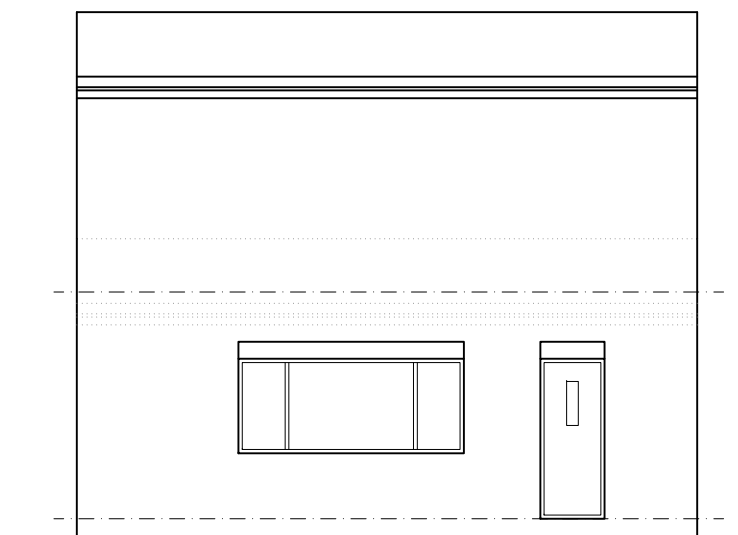
DK ARCHITECTS ARE NOT APPOINTED AS 'PRINCIPAL DESIGNERS' ROLE UNDER THE CDM HEALTH AND SAFETY REGULATIONS FOR THIS PROJECT, REFER TO CLIENT FOR FORMAL APPOINTMENT ROLES.



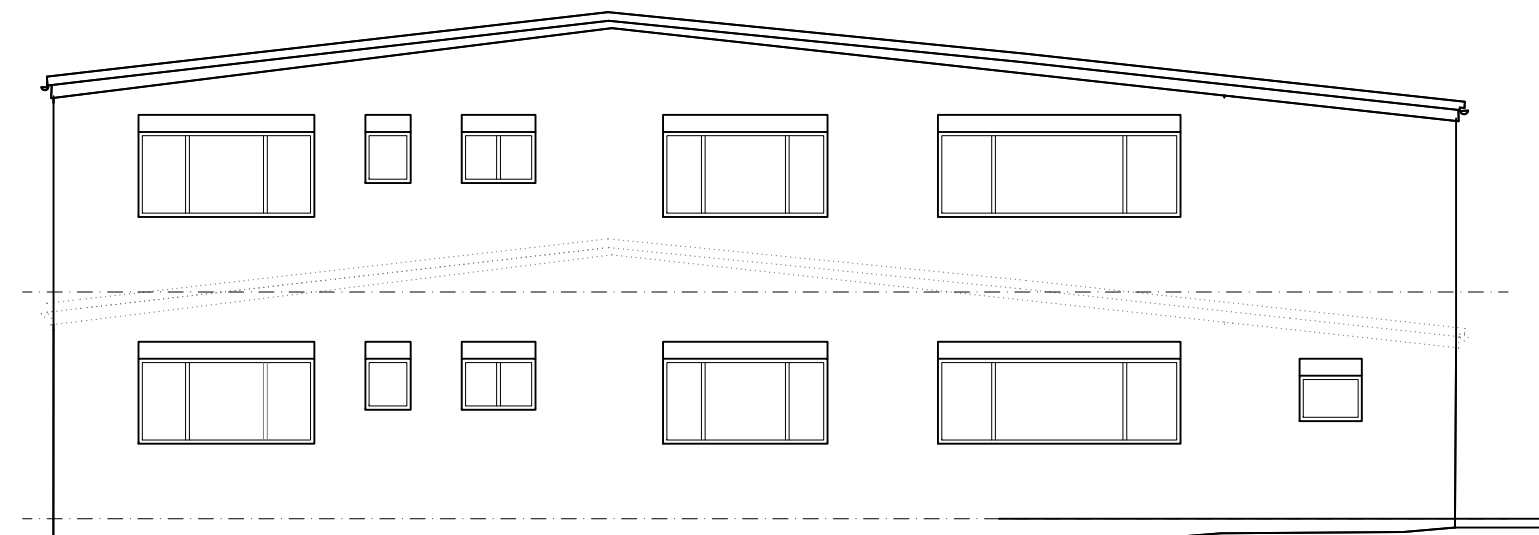
LOCATION PLAN 1:1250



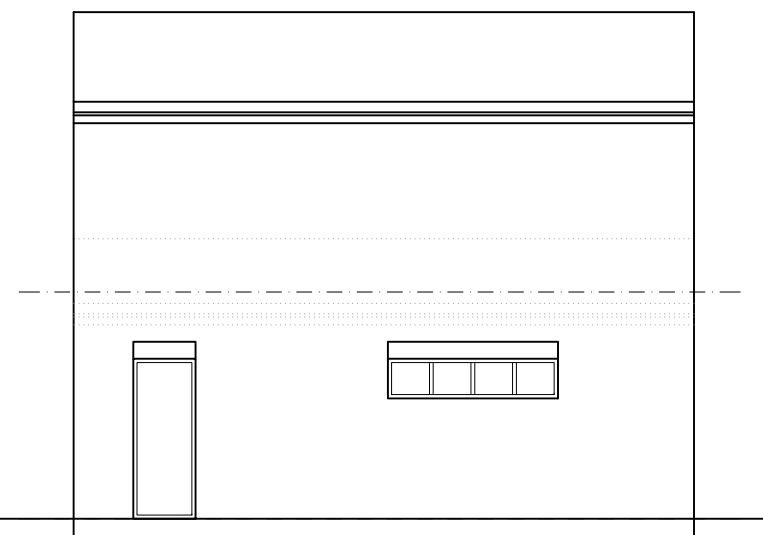
PROPOSED FRONT ELEVATION



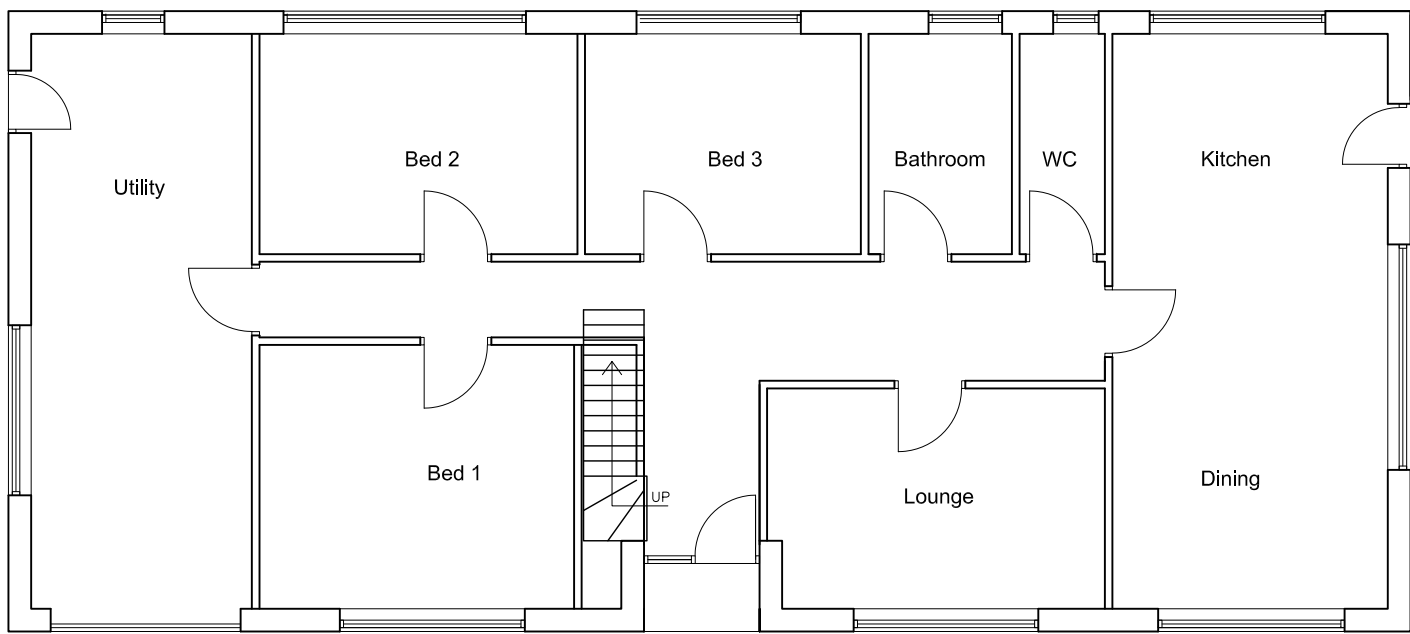
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

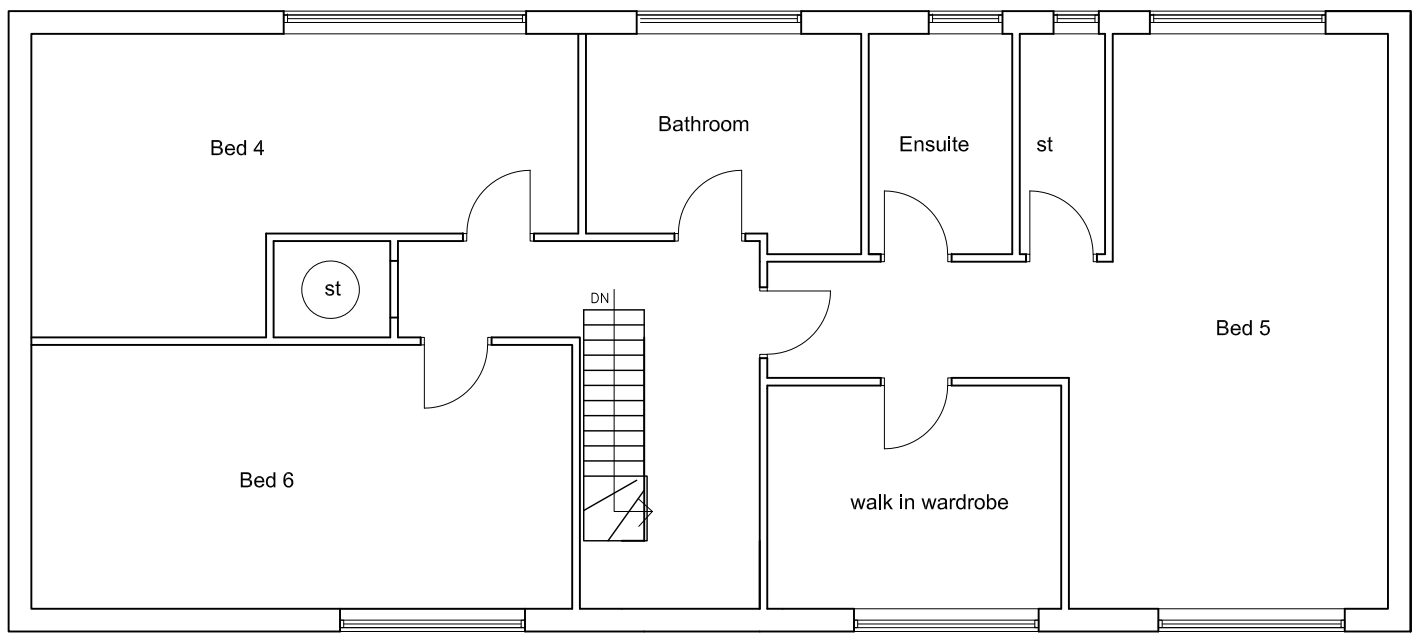


PROPOSED SIDE ELEVATION



Proposed Ground floor plan

no foundation or external works is proposed outside the footprint of the original dwelling house



Proposed First floor plan

Planning permission – permitted development extending upwards

Building an additional storey on to your house is considered to be permitted development (not requiring planning permission) subject to the following limits and conditions, and an application for the local authority's prior approval. All to be carried out in accordance with Class AA

The current house:

Is not a building containing one or more flats, or a flat contained within such a building.
Was constructed between 1 July 1948 and 28 October 2018
Has not already had additional storeys added to it
Is not on Article 2(3) land* or a site of special scientific interest
Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.

Limitations on the proposed development:

Number of additional storeys:
One storey can be added to a single storey house
Two storeys can be added if the house has more than one storey.
Height increases:
The house cannot exceed 18 metres in total height
Each added storey cannot add more than 3.5 metres to the total height

The additional storeys must be constructed on the principal part* of the house

The additional storeys must not exceed 3 metres in height or the height of any existing storey in the principal part* of the house (measured internally from floor to ceiling)

Engineering operations must only include works within the existing curtilage of the house to strengthen existing walls and foundations
The materials used must be of a similar appearance to those used in the construction of the exterior of the current house
Windows must not be placed in any wall or roof slope forming a side elevation of the house.

Following completion of development:
The house must remain in use as a domestic residential property
No visible support structures must remain on or attached to the exterior of the house
The roof pitch of the principal part* of the house must be the same as it was prior to the development.

<https://www.planningportal.co.uk/permission/common-projects/additional-storeys-extending-upwards/planning-permission>

INDICATIVE PLAN FOR DESIGN CONSIDERATION
PURPOSES ONLY, SUBJECT TO APPROVALS, DETAILED
DESIGN AND STRUCTURAL CALCULATIONS,
DO NOT USE FOR CONSTRUCTION

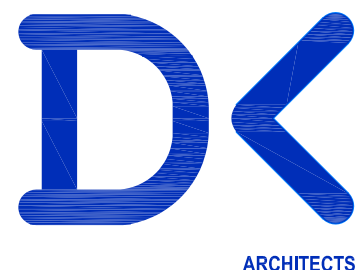
PRELIMINARY

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.



Chartered Architects

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DK Architects, Suite 4, Batley
Business Park, Technology Drive,
Batley, WF17 6ER

PROJECT:
PROPOSED DWELLING

ADDRESS:
44 DEWSBURY GATE ROAD,
DEWSBURY, WF13 4DD

DRG:
EXISTING AND PROPOSED

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 2.9.25
SCALE: 1:100
SIZE: A1
DRAWN: AHD
CHECKED: ANK
DRG NO: 24.2745.06B

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