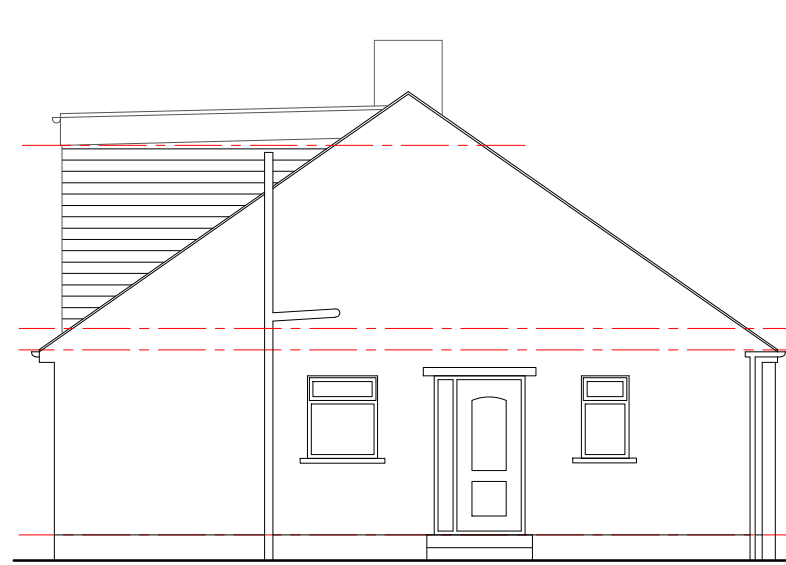




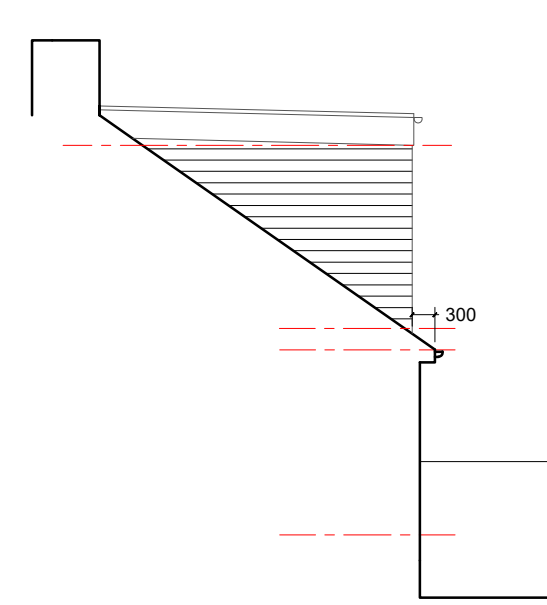
South Elevation



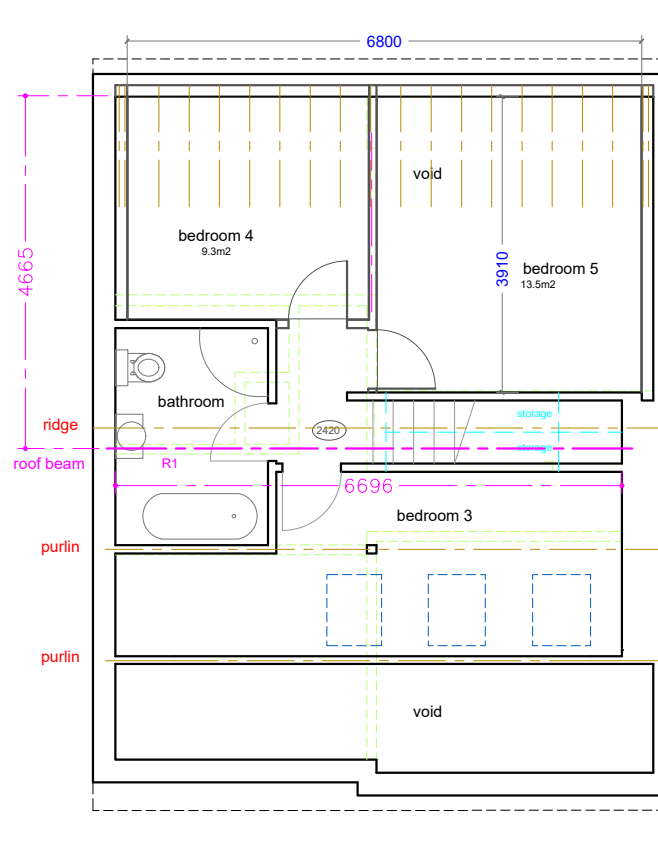
West Elevation



North Elevation



East Elevation



Loft Floor Plan

Existing Loft 48m<sup>3</sup>  
 Proposed Dormer 27m<sup>3</sup>  
 Total 75m<sup>3</sup>

**PROPOSED REAR DORMER EXTENSION**

The existing dwelling was originally a ground floor semi detached bungalow  
 The existing loft has been developed to provide a bathroom and 2 bedroom spaces  
 The existing loft is approximately 48m<sup>3</sup> in volume

The proposed works are to provide an improved loft space to divide the rear space into 2 appropriately sized bedrooms, retaining the existing bathroom and front pitched bedroom.

The new dormer will be constructed with materials to match the existing roof colour scheme. The dormer walls will be finished in a dark timber effect horizontal cladding. The dormer flat roof will be finished in a dark grey edpm single ply membrane. New rainwater gutters and down pipe will match existing in size, colour and profile and will discharge into the existing gutter. New dormer windows will be PVC double glazed with openers to match existing windows.

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

The proposed dormer meets all criteria for a permitted extension apart from exceeding permitted volume allowances, hence this planning application. The new dormer will add approximately 27m<sup>3</sup> of internal space.

There are examples of other rear dormers on the same street similar in size, no 56, no 68 and no 114.

Applicant:  
 Callum McSheffrey

Address:  
 62 Briarlyn Road  
 Birchencliffe  
 HD3 3NP

Project:  
 Loft Alteration  
 New Rear Dormer

Title:  
 Proposed Plans

Drg No:  
 BR-05

Scale:  
 1:100

Revision:  
 #

Status:  
 Planning

Date:  
 May 2026