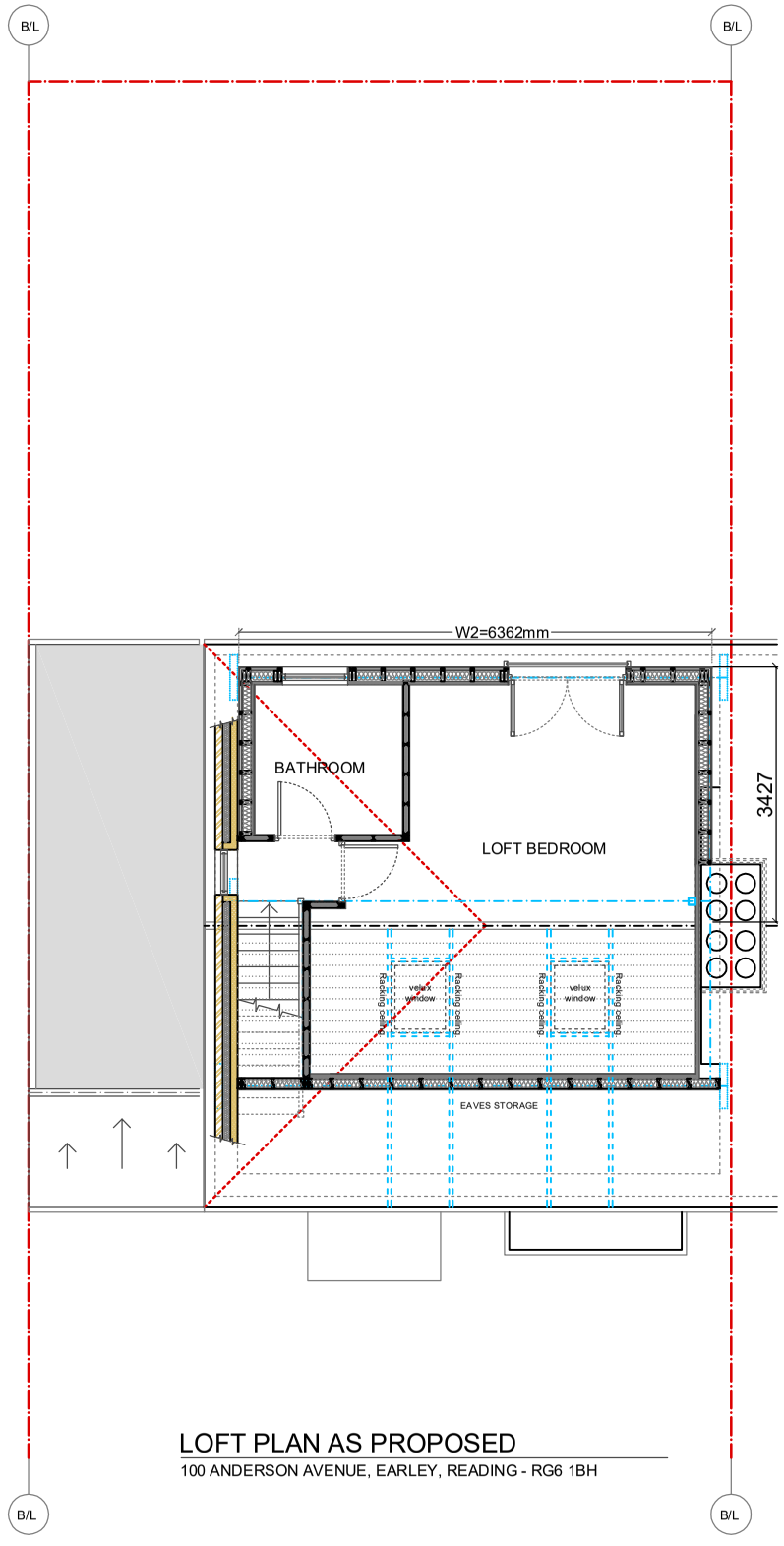
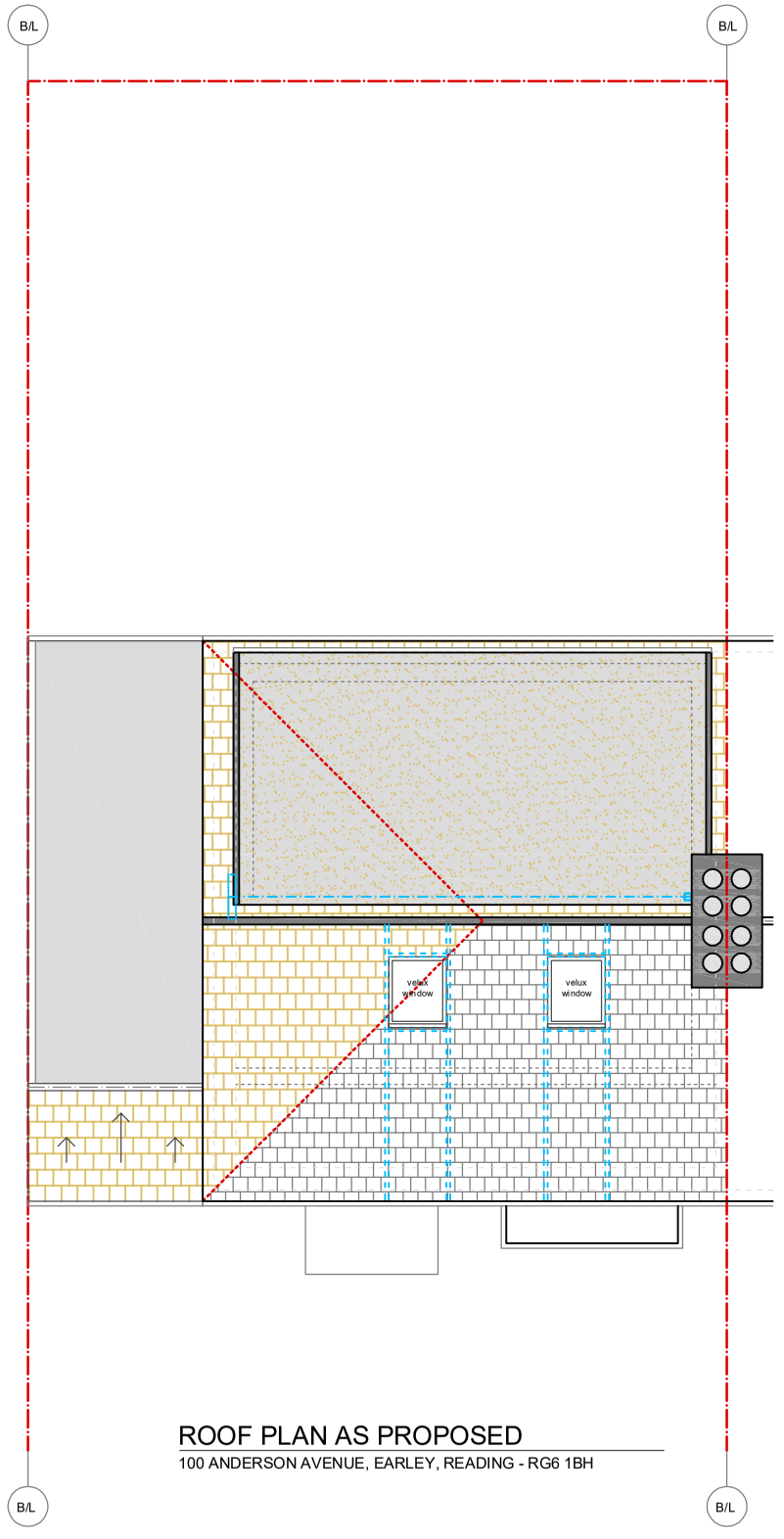


LOFT PLAN AS PROPOSED

100 ANDERSON AVENUE, EARLEY, READING - RG6 1BH



ROOF PLAN AS PROPOSED

100 ANDERSON AVENUE, EARLEY, READING - RG6 1BH

NOTES:
This drawing is for statutory planning purposes only.
All measurements to be checked on site.

The owner has a duty under the Party Wall Act 1996 to serve a Party structure Notice to any adjoining owner if building work on or near an existing Party Wall involves:

Support of Beam
Insertion of DPC through wall
Raising a wall or cutting off projections
Demolition and rebuilding
Underpinning
Insertion of lead flashing
Excavation within 3m of an existing structure where new foundations or within 6m of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is required to be in place prior to construction work on site.

HIP TO GABLE LOFT CONVERSION VOLUME CALCULATIONS

VOLUME OF HIP TO GABLE = V1

{L1 x W1 x H1} ÷ 6
3.849mx7.573mx3.239m ÷ 6
94.411 / 6
= 15.73m³

VOLUME OF PROPOSED MAIN DORMER= V3

{ L2 x W2 x H2} ÷ 2
3.258mx6.362mx2.741m ÷ 2
56.813 / 2
= 28.40m³

TOTAL VOLUME OF PROPOSED DORMER V = V1+V2
V=15.73m³+28.40m³
44.13m³
i.e; 44.13m³ < *50.0m³
50.0m³ PDR a volume allowance for semi-detached houses

PERMITTED DEVELOPMENT:

AFTER CONFIRMATION FROM LOCAL AUTHORITY THAT PRIOR APPROVAL IS NOT REQUIRED, IT MUST BE ENSURED THAT THE PROPOSED EXTENSION COMPLIES WITH ALL OF THE CRITERIA SET OUT WITHIN THE TOWN AND COUNTY PLANNING(GENERAL PERMITTED DEVELOPMENT) ORDER 1995 SCHEDULE 2, PART 1, CLASS A.
IT IS STRONGLY RECOMMENDED TO APPLY FOR A CERTIFICATE OF LAWFUL FOR A FORMAL CONFIRMATION.
ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS IS SOLELY AT OWNER'S RISK.
THE USE OF PERMITTED DEVELOPMENT RIGHT IN PROPERTY IS SUBJECT TO INFORMATION PROVIDED BY OWNER REGARDING THE STATUS OF PROPERTY AS A DWELLING HOUSE AND THE DWELLING NOT BEING IN A CONSERVATION AREA. ANY DEVELOPMENT WITH OUT A CERTIFICATE OF LAWFULNESS OR PLANNING PERMISSION IS SOLELY AT OWNER'S RISK.

SIDE EXTENSION PERMITTED DEVELOPMENT

Side extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions listed below.

1. On designated land* - no cladding of the exterior
2. No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
3. No extension forward of the principal elevation or side elevation fronting a highway.
4. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
5. Side extensions to be single storey. The width of side extension must not have a width greater than half the width of the original house.
6. Side extensions to have a maximum height of 4m and width no more than half that of the original house.
7. If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.

LOFT CONVERSION PERMITTED DEVELOPMENT

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions listed below.

1. Loft conversions are NOT permitted development for houses on designated land.
2. To be permitted development any additional roof space created must not exceed 40 cubic metres for terraced houses and 50 cubic metres for detached and semi-detached houses. Any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.
3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.
4. Materials to be similar in appearance to the existing house.
5. No part of the extension to be higher than the highest part of the existing roof.
6. Verandas, balconies or raised platforms are NOT permitted development.
7. Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
8. Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.

ARCADIA DESIGN CONSULTANTS
305 Reading Rd, Winnersh,Berkshire. RG41 5LR
Contact : 07912529720
http://www.arcadia-design.co.uk/test/

KEY:
Existing Proposed

0 1m 2m (1:50) 4m
0 1m 2m 4m (1:100) 8m

NOTES:
1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF ARCADIA DESIGN CONSULTANTS.
2. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCADIA DESIGN CONSULTANTS.
3. NO DIMENSIONS TO BE SCALED.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, SERVICE ENGINEERS AND STRUCTURAL / CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS.
5. ALL RIGHTS RESERVED.

P L A N N I N G I S S U E

REV.	DATE	DESCRIPTION		
DWG NO:	CLP/A677/04	SCALE	1:100 @ A3	
DATE	JUL. 2024	DRAWN BY	MQ	

PROJECT
LOFT CONVERSION & SINGLE STOREY SIDE EXTENSION AT 100 ANDERSON AVE. - RG6 1BH

DRAWING TITLE
PROPOSED SECOND & ROOF PLAN