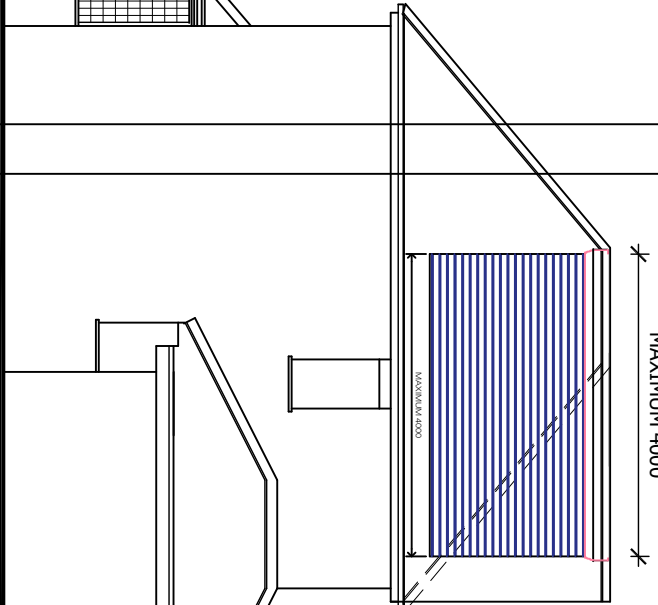
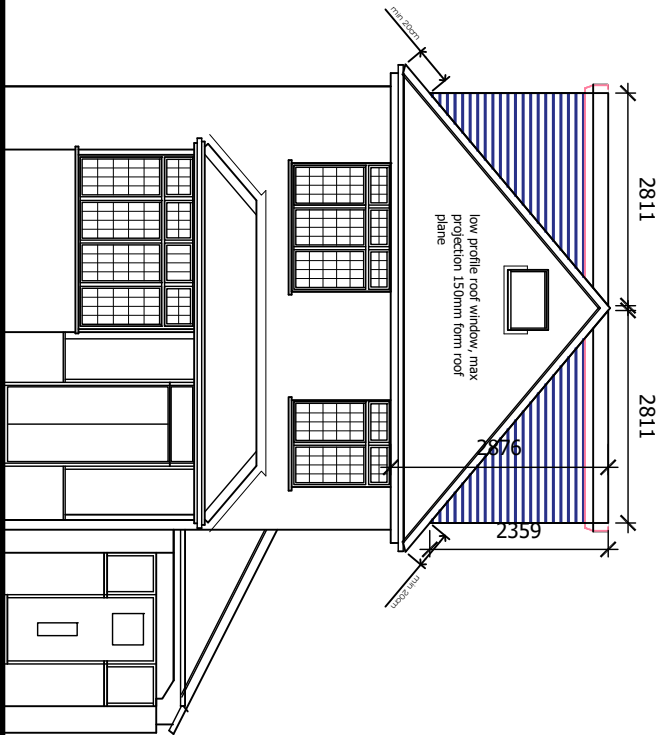




existing wall raised to form gable end to existing hipped roof. check and confirm wall thickness and allow for cavity wall to be formed over existing wall, cavity wall to be tied with cavity ties, and braced over minimum 3No new rafters and ceiling joists wall to match existing brickwork and patterning as far as possible with corbelled two course runner as capping to top of wall.

Volume Calculation

Hip to gable volume increase = 10.0m³
2No side dormer volume increase are 2x14=28m³

(refer to Planning portal volume calculator calculations sheets for before and after hip to gable changes, submitted as part of submitted evidence)

THEREFORE

Total volume increase = 15.0m³+24.2m³ = 38.0m³

which is less than the allowance 50m³ for a semidetached dwelling

Loft Permitted development requirements

The conversion of the loft space with new dormers complies with Class B - additions etc to the roof of the Permitted development rules as follows:

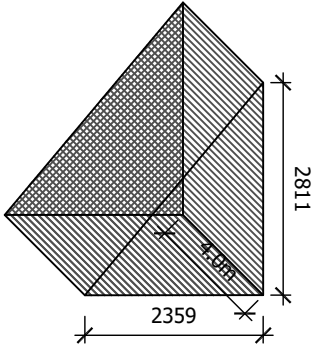
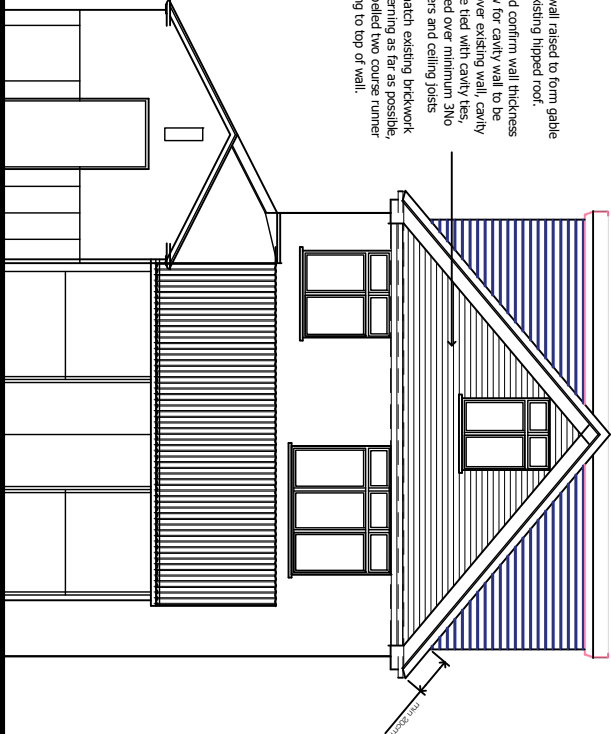
- no part of the dwellinghouse as a result of the works, extends beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- the increase on volume does not exceed 50 cubic metres volume for a detached house the dormers are not higher than the original ridge the materials used in any exterior work are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse
- 200mm are retained from the eaves to the start of the vertical face of the dormer the property is not in an article 4 area where permitted development rights have been removed for extensions.

Front Elevation

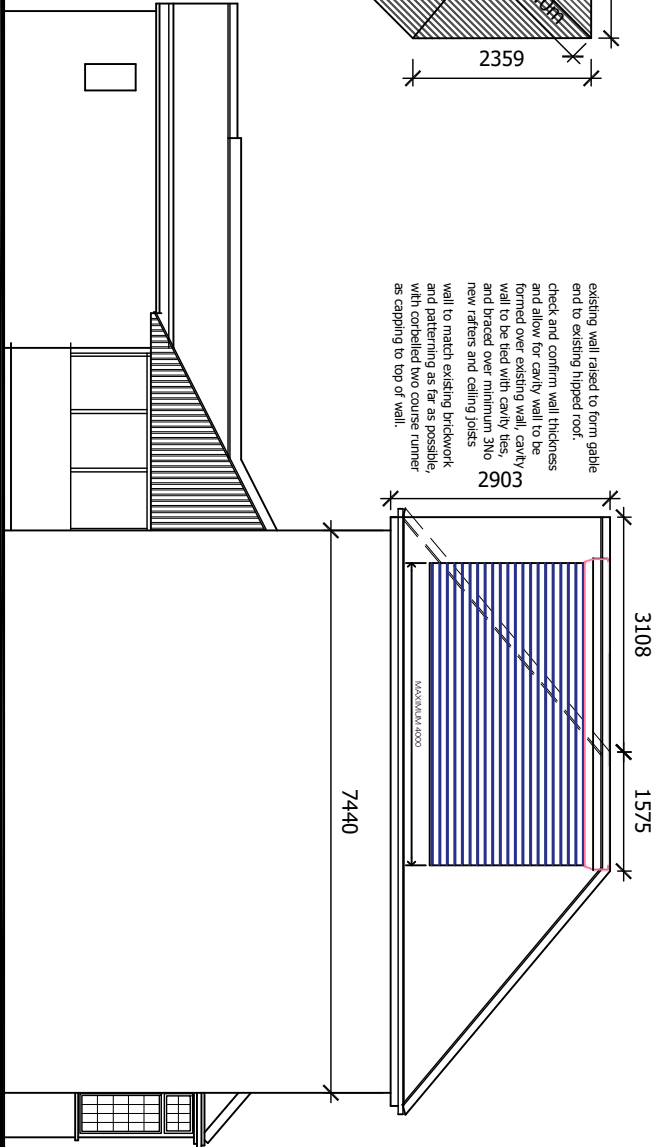
facing Eastcourt Avenue

No 51 5865

existing wall raised to form gable end to existing hipped roof. check and confirm wall thickness and allow for cavity wall to be formed over existing wall, cavity wall to be tied with cavity ties, and braced over minimum 3No new rafters and ceiling joists wall to match existing brickwork and patterning as far as possible, with corbelled two course runner as capping to top of wall.



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Rear Elevation

facing No 49

5865



PROPOSED ELEVATIONS

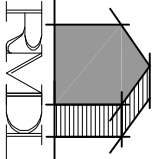
Proposed Loft conversion with "Hip" to "Gable" rear extension and addition of dormers to both sides of roof, and addition of roof windows to existing bunglaow

at 51 Eastcourt Avenue, Earley RG6 1HH
for Mr Vijayakumar Thsnigasalam

Scale: 1:100

Date: April 2025

EA51:005 Rev P1



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