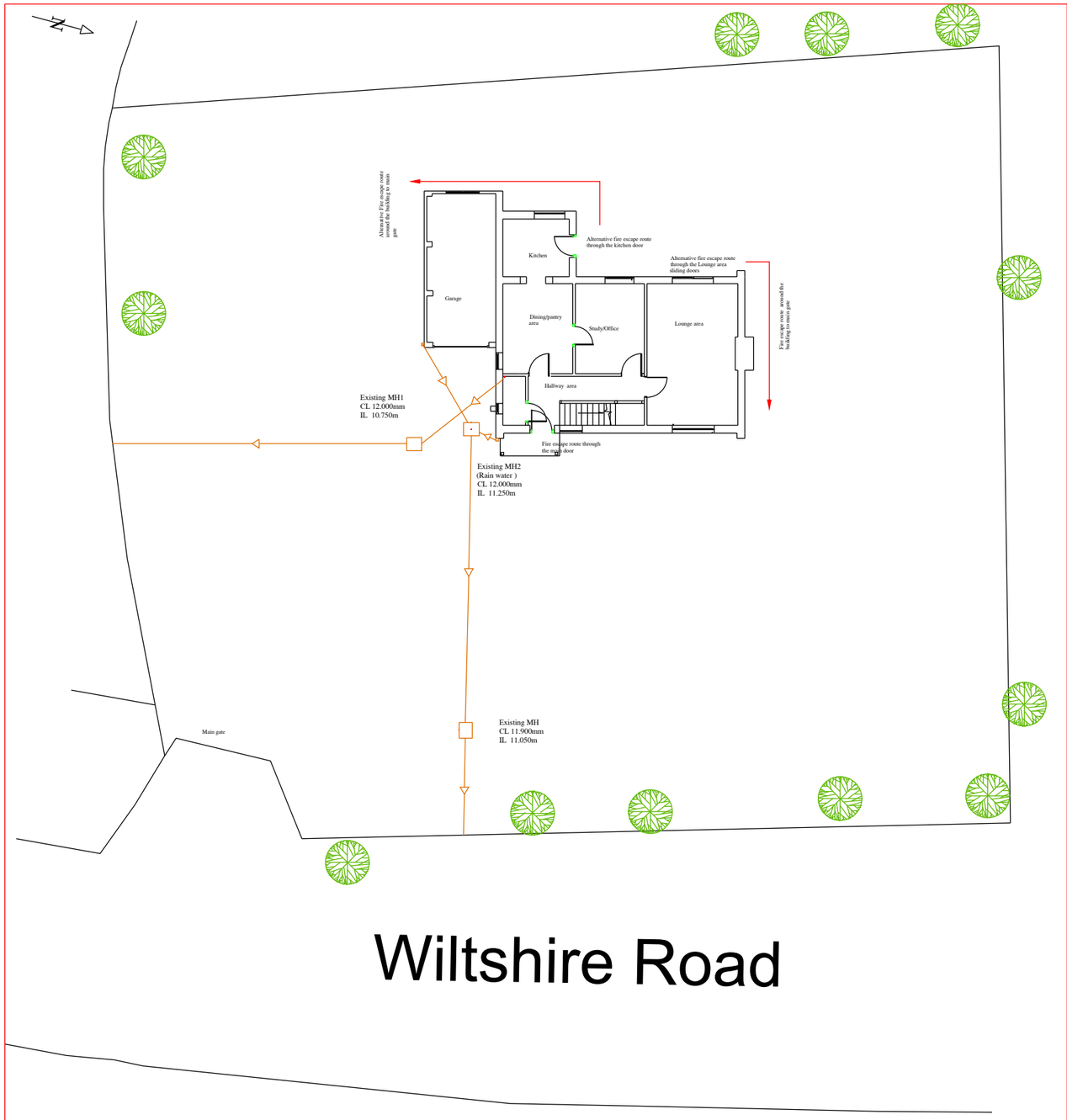
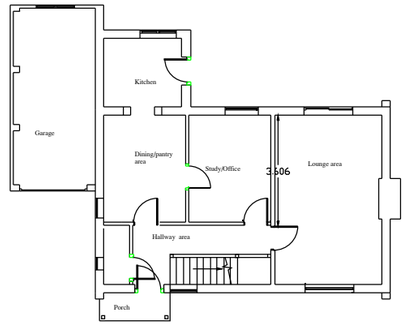
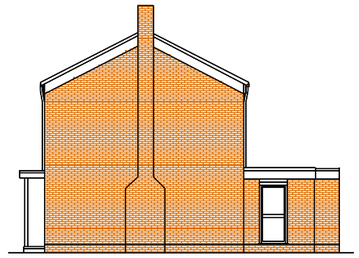


EXISTING SITE LAYOUT

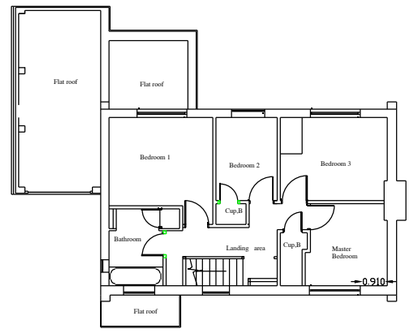
EXISTING FRONT ELEVATION



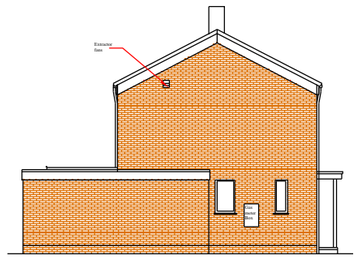
EXISTING GROUND FLOOR



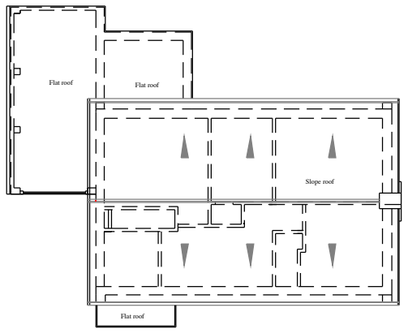
EXISTING NORTH SIDE ELEVATION



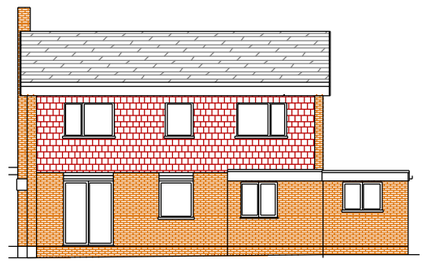
EXISTING FIRST FLOOR



EXISTING SOUTH SIDE ELEVATION



EXISTING ROOF PLAN



EXISTING REAR ELEVATION

Ex Mechanical Extractor fan

Heat detector

Smoke detector

FD30 - Mimi 30 minutes fire resistance door

Planning policy analysis

1. All the proposed development external appearance and use of construction materials are same as existing original dwellinghouse
2. proposed windows at side elevations of the dwelling house shall be obscure glazed and none opening unless the part of the window which can be opened more than 1.7m height above the floor level on first floor
3. The proposed site is non conversation and the original building is non listed category.
4. There is no specific planning policies with in the local authority to declare the development site as a special character site.
5. The proposed developments are use as part of main building to use as existing purpose of domestic use.
6. The proposed front and side extensions beyond the front and side elevations are single storey and not exceeding more than half width (4.235m)in depth in ground floor and the maximum height is not exceeding more than 3m from the external ground level. The extension depth to any boundary is more than 5m.
7. All day light and sunlight assessment follow up with policies according to the national planning policy frame work and New supplementary planning polices related to development of a domestic house.
8. The total development due to single storey rear extensions as percentage left over of open space is (1040-(82.4+57.8)) /(1040-82.4))x100 = 94% >50% of open land with in the cartilage of land.
9. The proposed extensions will not obstructing and sun and daylights on neighboring property of school according to the BRE day light assessment procedure , local planning policy and SPDs.
10. The existing fire escapes routes are unchanged.

Therefore, the proposed developments are suitable to grant planning permission under the local development planning (As Amended) and natinal planning frame work.

Notes:

Client will be responsible for party wall Act. 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations.

All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.

All cavities must be filled upto ground level. all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to preparation ordering of materials and commencement of work. Dimension must not be scaled from the drawings.

All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. opernable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with Twin - motorised electric extractor fan connected to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.

Any upper-floor window located in a wall or roof slope forming a side elevation of dwelling house shell be
(1) Obscure- glazed and
(2) non opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Development floor space schedule

Development type	Existing floor area (Sqm)	New floor area (Sqm)	Net Additional floor area (Sqm)
Ground floor	70.8	116.4	45.6
First floor	50.0	50.0	0.0
Second floor	0.0	0.0	0.0
Total - floor space	120.8	166.4	45.6

0 2m 4m 6m 8m 10m 20m

Scale :- 1:200 in A3

Site
Tannadice
Wiltshire Road
Wokingham
RG40 1TR

Job Title

Proposed erection of a single storey front porch, single storey side extensions, extend existing single storey rear, internal alterations, conversion of the garage and the addition of a Juliet balcony to the first floor level front elevation.

Drawn by; SLJCS Design
Date: 01 July 2026
Drawing No: SLJCS/2026/T/WR-P6
Scale: 1:100 in A3
Revision: B