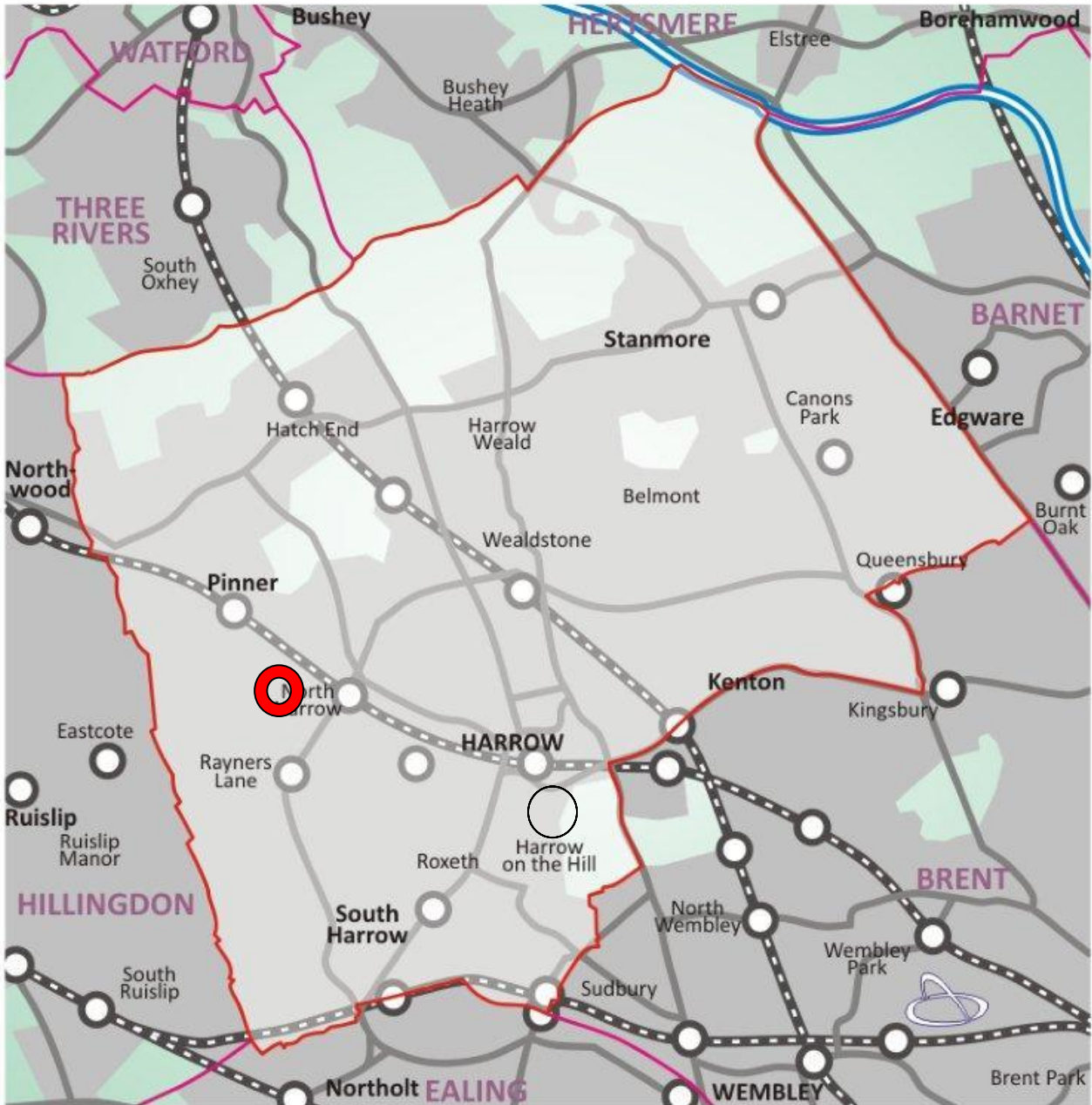


 = application site



53 Suffolk Road, Harrow, HA2 7QF

P/1324/23

Location Plan



01 Location Plan
1:1250



LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

19th July 2023

APPLICATION NUMBER: P/1324/23
VALID DATE: 11/05/2023
LOCATION: 53 SUFFOLK ROAD
WARD: NORTH HARROW
POSTCODE: HA2 7QF
APPLICANT: MR NAHYAN GODIL
AGENT: MR PAULO TAVARES
CASE OFFICER: AKSHAY SISODIA
EXPIRY DATE: 06/07/2023
EXTENSION OF TIME: N/A

PROPOSAL

Certificate of lawful development (proposed): alterations and extension to roof to form side and rear dormer with Juliette balcony; rooflight in both side roofslopes; single storey front extension incorporating porch, infilling of front portico and removal of side chimney stack.

RECOMMENDATION

The Planning Committee is asked to:

- 1) Agree the reasons for approval as set out in this report, and
- 2) Grant certificate of lawful proposed development

REASON FOR THE RECOMMENDATION

The proportions of the extensions are considered acceptable by default on both character and residential amenity grounds by virtue of compliance with Schedule 2, Part 1, Classes A, B, C, D and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATION

This application is reported to Planning Committee at the request of a nominated member in the public interest and therefore falls within proviso A of the Scheme of Delegation.

Statutory Return Type:	Certificate of Lawful Development
Council Interest:	None
Net additional Floorspace:	Approximately 52.55 sqm
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

1.0 SITE DESCRIPTION

- 1.1 The application site relates to a two storey detached dwelling located toward the south western side of Suffolk Road.
- 1.2 The host building benefits from a side garage, which projects approximately 0.5 metres beyond the rear façade of the dwellinghouse
- 1.3 The application site is not listed, is not located within a Conservation Area, but is located within a Critical Drainage Area.
- 1.4 The site is not subject to an Article 4 Direction restricting permitted development rights.

2.0 PROPOSAL

- 2.1 The infilling of the dwellinghouse's front portico - Assessed under Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2.2 A flat roofed dormer roof extension featuring a Juliet balcony which would extend over the rear roof slope and would also wrap around both side roof slopes - Assessed under Class B of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In facilitating the roof extensions, the applicant is proposing to partially remove a side chimney stack - Assessed under Class G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2.3 The installation of 2.no flank roof lights - Assessed under Class C of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2.4 The erection of a flat roofed ground floor front porch to the front of the dwellinghouse's front portico - Assessed under Class D of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.0 RELEVANT PLANNING HISTORY

P/1916/21/PREAPP	2 storey side and rear extension, loft conversion and dormer; garden office	Pre-application Advice Issued: 17/09/2021.
P/2469/21/PRIOR	Single storey rear extension: 8.00 metres deep, 3.00 metres maximum height and 2.70 metres high to the eaves – Refused 26/07/2021	Refused: 26/07/2021.

Refusal Reason (1): *The applicants submitted drawings fail to sufficiently indicate if the approximately 500mm deep original side garage wall projecting beyond the rear façade of the dwellinghouse is to be demolished to accommodate the proposed extension. In the absence of sufficient information, the Council cannot be satisfied that this original side wall is to be removed, and therefore cannot be satisfied that the proposed extension would not adjoin to and project beyond a side elevation wall of the original dwellinghouse whilst incorporating a width greater than half the width of the main dwellinghouse. The proposal would thereby fail to comply with the requirements of Schedule 2, Part 1, Class A, A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

Refusal Reason (2): *The applicant has failed to accurately list all adjoining neighbouring properties within their submission, with No. 55 Suffolk Road being omitted as an adjoining property within Section 5 of the application form. The proposal would thereby fail to comply with Condition A.4 - (2)(c) of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

Refusal Reason (3): *The proposed extension, by reason of its excessive rearward projection and siting in relation to No. 55 Suffolk Road, would give rise to an unduly dominant and overbearing form of development which would result in an unacceptable loss of outlook to the rear garden and ground floor rear facing habitable room windows of No. 55 Suffolk Road. The proposed development would thereby be contrary to the Policy DM1 A and DM1 B (a) of the Development Management Policies Local Plan document (2013) and the relevant provisions of the adopted Supplementary Planning Document: Residential Design Guide (2010).*

P/4469/21	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of hardsurfacing at front; external alterations (demolition of attached garage)	Refused 11/01/2022:
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Refusal Reason (1): *The proposed part single part two storey front side and rear extension by reason of its excessive combined width, bulk, scale and massing, is considered to represent an overdevelopment of the site, which would appear unduly at odds with the established pattern of development along the street scene and within the wider area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).*

Refusal Reason (2): *The first floor front and side element of the extension, by reason of the fact that it would fail to be sufficiently set back from the front of the existing dwellinghouse, the adjacent side boundary with No. 55 Suffolk Road, and is to extend the dwellinghouse further forward at first floor level, would from an*

insubordinate addition to the dwellinghouse, which would unduly diminish the spacious gap between No. 53 and No. 55 Suffolk Road at first floor level resulting in a harmful terracing effect along the street scene. Furthermore, the replicated cat slide roof and projecting front windows associated with this element of the extension would relate poorly to the character and appearance of the original dwelling, it would not offset the loss of the original cat slide roof and projecting first floor front window, and would form an alien addition to the street scene and area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (b), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

Refusal Reason (3): The ground floor front and side element of the extension, by reason of the fact that it would fully subsume the dwellinghouse's prominent original front portico and would uncharacteristically be set forward of the original portico would form an incongruous, unsympathetic and insubordinate addition to the host dwelling which would unduly detract from its original character and appearance, and would appear unduly at odds with the established uniformity of front and side extensions along the street scene. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policy D3 (1) and (11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A., DM1 B. (a), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).

Appeal Dismissed - (APP/M5450/D/22/3295845) 28/06/2022.

P/0940/22	Single storey front extension incorporating porch; single and two storey side to rear extension; single storey rear extension; alterations and extension to roof; rear dormer; rooflights in front and both side roofslopes; external steps at rear; extension of hardsurfacing at front; external alterations (demolition of attached garage)	Refused 30/05/2022: (Committee Overturn)
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Refusal Reason: *The proposed development will appear as visually obtrusive, overbearing and out of character in a road which is predominantly characterised by detached dwelling houses and where there is a great deal of uniformity in the overall style and form of dwelling houses along the road, and so the cumulative impact of this proposal would give rise to a discordant, unwelcome and harmful interruption in the pattern of development in the locality to the detriment of the residential and visual amenities of the neighbouring properties, contrary to policy CS1 Harrow Core Strategy (2012), DM1 Harrow Development Management Policies (2013), D1 London Plan (2021).*

Appeal Dismissed - (APP/M5450/D/22/3303763) 30/12/2022.

P/3338/22	Redevelopment to provide two storey (6 bed) detached dwelling with habitable roofspace; landscaping; parking; bin and cycle storage, new outbuilding to the rear, new boundary treatment including new front vehicular and pedestrian access gates (demolition of existing dwelling and greenhouse to the rear)	Refused 24/11/2022
<p>Refusal Reason (1): <i>The proposed replacement dwellinghouse by reason of its uncharacteristic contemporary design, blocky form, unsympathetic and unduly bulky flat roof, its prominent three storey appearance, it's excessive incorporation of uninterrupted white render, its incongruous roof terrace, and its failure to adequately reflect distinctive design features of surrounding dwellinghouses along the road, would give rise to an incongruous, unsympathetic and contrived form of development that would appear unduly at odds with the established pattern of buildings along the street scene, adversely impacting upon the overall visual amenity afforded within the area. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies D3.D(1) and D3.D(11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A, DM1 B (a), (b) and (c) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>Refusal Reason (2): <i>The proposed front access gates, associated brick wall and proposed flank boundary treatment (where applied to the front forecourt), by reason of their siting, uncharacteristic height, the resulting lack of visual permeability into and surrounding the site, and their undesirable visual demarcation of the site would appear unduly at odds the established pattern of front forecourt treatment along the street scene which is predominantly low scale and very open in nature. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies D3.D(1) and D3.D(11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A, DM1 B (a), (b), (c) and (d) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p> <p>Refusal Reason (3): <i>In failing to provide proposed elevation drawings detailing the external appearance of the proposed rear outbuilding, its height, and the extent to which the proposed solar panels would protrude above the roof surface, the Council cannot be satisfied that this building would not appear as an incongruous, disproportionate and unsympathetic addition to the application site and area in a wider context. Furthermore, the Council cannot be satisfied that this outbuilding would not appear as unduly overbearing and visually intrusive when viewed from the rear gardens of adjoining neighbouring properties at No. 51 and 55 Suffolk Road in addition to No. 94 Chester Drive. The proposal would thereby be contrary to the high quality design aspirations of the National Planning Policy Framework (2021), Policies D3.D(1), D3.D(7), D3.D(11) of The London Plan (2021), Core Policy CS1.B of the Harrow Core Strategy (2012), Policy DM1 A, DM1 B (a), (b), and (c), DM1 C, DM1 D (d) and (e) of the Harrow Development Management Policies Local Plan (2013) and the adopted Supplementary Planning Document: Residential Design Guide (2010).</i></p>		

P/1482/23	Single storey side to rear extension; external alterations (demolition of attached garage)	Pending Consideration. (Recommendation for Approval)
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4.0 CONSULTATION

4.1 The application is for a certificate of proposed lawful development, whereby consultation to adjoining properties is not required.

4.2 Statutory and non-statutory consultation

4.3 No internal or external consultees were consulted on the application.

5.0 REGULATIONS

5.1 Schedule 2, Part 1, Classes A, B, C, D and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6.0 ASSESSMENT

6.1 The main issues are:

- Compliance with Class A – Enlargement, improvement or other alteration of a dwellinghouse
- Compliance with Class B – Additions etc to the roof of a dwellinghouse
- Compliance with Class C – Other alterations to the roof of a dwellinghouse
- Compliance with Class D – Porches
- Compliance with Class G – Chimneys, flues etc on a dwellinghouse

6.2 Compliance with permitted development (Classes A, B, C, D, and G)

6.2.1 The relevant regulations are:

- Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment for Infilling of Front Portico (Class A)

6.2.2 Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use).

6.2.3 As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would **not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- 6.2.4 The height of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the highest part of the roof of the existing dwellinghouse.
- 6.2.5 The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would **not** exceed the height of the eaves of the existing dwellinghouse.
- 6.2.6 The enlarged part of the dwellinghouse would **not** extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse.
- 6.2.7 The enlarged part of the dwellinghouse would have a single storey and would **not** (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height.
- 6.2.8 The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would **not** exceed 3 metres.
- 6.2.9 The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, but would **not**— (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse.
- 6.2.10 The infilling of the front portico would **not** consist of or include – (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.
- 6.2.11 The dwellinghouse is not located on article 2(3) land.
- 6.2.12 As confirmed within the email from the agent (Dated 03/07/2023), The materials to be used in the external works of infilling of the portico would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 6.2.13 In light of all of the above, the infilling of the front portico would be permitted development under Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment of Dormer Roof Extension (Class B)

- 6.2.14 Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use).
- 6.2.15 Any part of the dwellinghouse would **not**, as a result of the works, exceed the height of the highest part of the existing roof;
- 6.2.16 Any part of the dwellinghouse would **not**, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

- 6.2.17 The cubic content of the resulting roof space would **not** exceed the cubic content of the original roof space by more than – (ii) 50 cubic metres.
- 6.2.18 The proposed dormer roof extension would **not** consist of or include (i) the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a flue or soil and vent pipe. It would however result in an alteration of a side chimney stack, however this is to be assessed separately under Class G of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 6.2.19 The dwellinghouse is not located on article 2(3) land.
- 6.2.20 The materials used in any exterior **would** be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 6.2.21 The enlargement has been constructed so that the (i)(aa) eaves of the original roof are maintained, (bb) the edge of the enlargement closest to the eaves of the original roof is **not** less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.
- 6.2.22 No windows are proposed to the flank walls of the dwellinghouse at loft floor level. Flank rooflights are being proposed, however these are being proposed to the original roof form of the main dwellinghouse as opposed to proposed roof enlargements and would therefore be assessed under Class C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as opposed to Class B.
- 6.2.23 In light of all of the above, the proposed dormer roof extension would be permitted development under Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Roof Lights (Class C)

- 6.2.24 Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use).
- 6.2.25 The roof lights would **not** protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- 6.2.26 The roof lights would **not** exceed the highest part of the original roof.
- 6.2.27 The installation of the roof lights would **not** consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
- 6.2.28 As indicated within the email from the agent (Dated 03/07/2023), the proposed flank roof lights **would be** obscure glazed and non-opening where they are set below 1.7 metres above the floor of the loft.

6.2.29 In light of all of the above, the proposed roof lights would be permitted development under Class C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Front Porch (Class D)

6.2.30 Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use).

6.2.31 The ground area (measured externally) of the structure would **not** exceed 3 square metres.

6.2.32 Any part of the structure would **not** be more than 3 metres above ground level.

6.2.33 Any part of the structure would **not** be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

6.2.34 In light of all of the above, the proposed front porch would be permitted development under Class D of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Partial Removal of Side Chimney Stack (Class G)

6.2.35 Permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of Schedule 2 (changes of use).

6.2.36 The partially removed chimney stack would **not** exceed the highest part of the roof by 1 metre or more

6.2.37 The dwellinghouse is not located on article 2(3) land.

6.2.38 In light of all of the above, the partial removal of the chimney would be permitted development under Class G of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposal is consistent with the requirements of Schedule 2, Part 1, Classes A, B, C, D, and G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is therefore lawful.

APPENIDIX 1: Reason for Approval and Informatives

REASON FOR APPROVAL:

1. The proposal would be within the tolerances of Schedule 2, Part 1 Classes A, B, C, D, and G of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. The proposal is therefore a lawful development

Plan Nos:

53_SR A1000 00 (Location Plans), 53_SR A1200 00 (Ground Floor GA), 53_SR A1201 00 (First Floor GA), 53_SR A1202 00 (Loft Floor GA), 53_SR A1203 00 (Roof Plan), 53_SR A1400 00 (Front Elevation), 53_SR A1401 00 (Rear Elevation), 53_SR A1402 00 (Side Elevation), 53_SR A1403 00 (Side Elevation), Location Plan, Email from Agent (Dated 03/07/2023).

INFORMATIVES:

1. Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows: 0800-1800 hours Monday - Friday (not including Bank Holidays) 0800-1300 hours Saturday

2. Party Wall Act:

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
 2. building on the boundary with a neighbouring property;
 3. excavating near a neighbouring building,
- and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: explanatory booklet" is available free of charge from: Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering.

Also available for download from the Portal website:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

3. Permitted Development Guidance

You should be aware that, whereas a planning permission is valid for three years, a Certificate is only valid for as long as the permitted development legislation that gave rise to the decision remains in place. This could mean that, if the legislation changes after the Certificate was determined, your proposals may no longer be permitted development. In this case this Certificate decision was based on the revised permitted development rights for householders that the Government brought into effect on 15 April 2015.

For further advice on the current householder permitted development guidance an interactive guide is available on the Planning Portal on: <http://www.planningportal.gov.uk/permission/house>

4. Certificate Issued Based on Information Submitted

The applicant is advised that this Certificate is issued on the basis that the submitted plans and information are a true representation of the site circumstances and on the assumption that the property is in use as a single family dwellinghouse. If later this information turns out to be incorrect, then the basis of this Certificate may be challenged and the development could be liable to enforcement action.



5. Liability For Damage to Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

6. Surface and Foul Water Connections

The applicant is advised that the Drainage Authority in Harrow recommends the submission of a drainage plan, for their approval, indicating all surface and foul water connections and their outfall details. Please also note that separate systems are used in Harrow for surface water and foul water discharge. Please email infrastructure@harrow.gov.uk with your plans.

CHECKED

 <p>Orla Murphy Head of Development Management</p> <p>6th July 2023</p>	 <p>Viv Evans Chief Planning Officer</p> <p>6th July 2023</p>
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APPENDIX 2: LOCATION PLAN



01 Location Plan
1:1250

0 10 20 30 40 50 M

APPENDIX 3: SITE PHOTOGRAPHS

Front Elevation



Front Elevation



View of Rear Garden (No.53)



Rear Elevation of No. 53

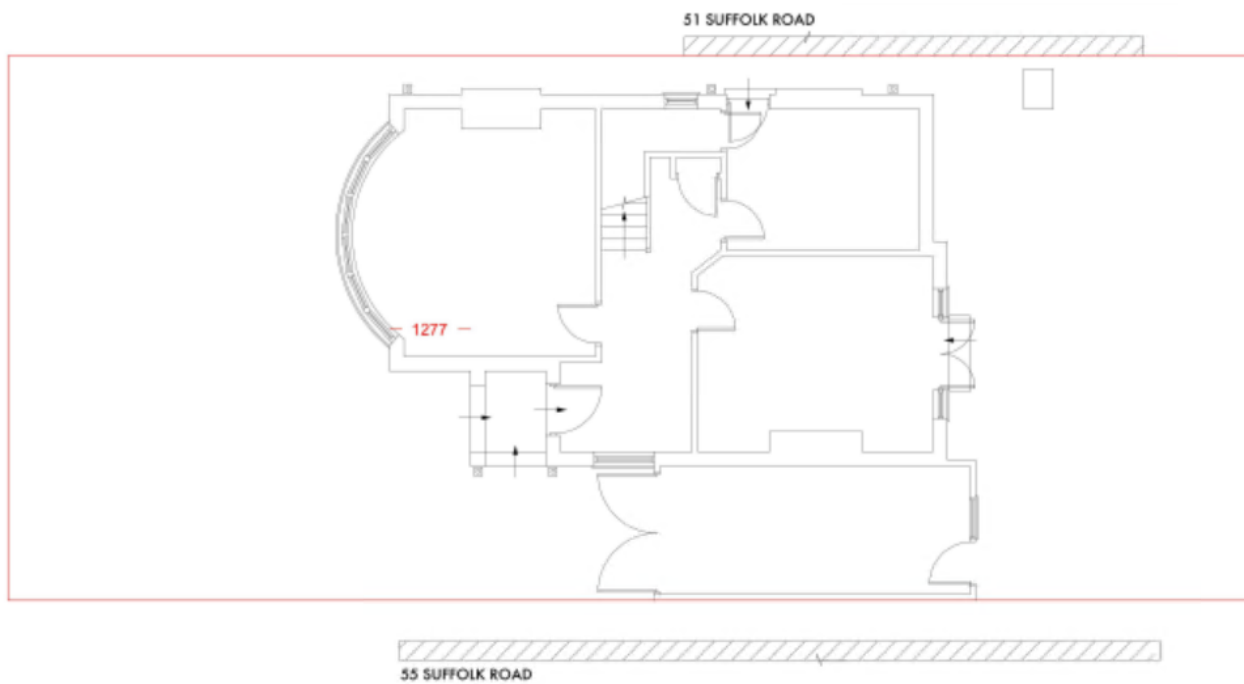


Street Scene Elevation

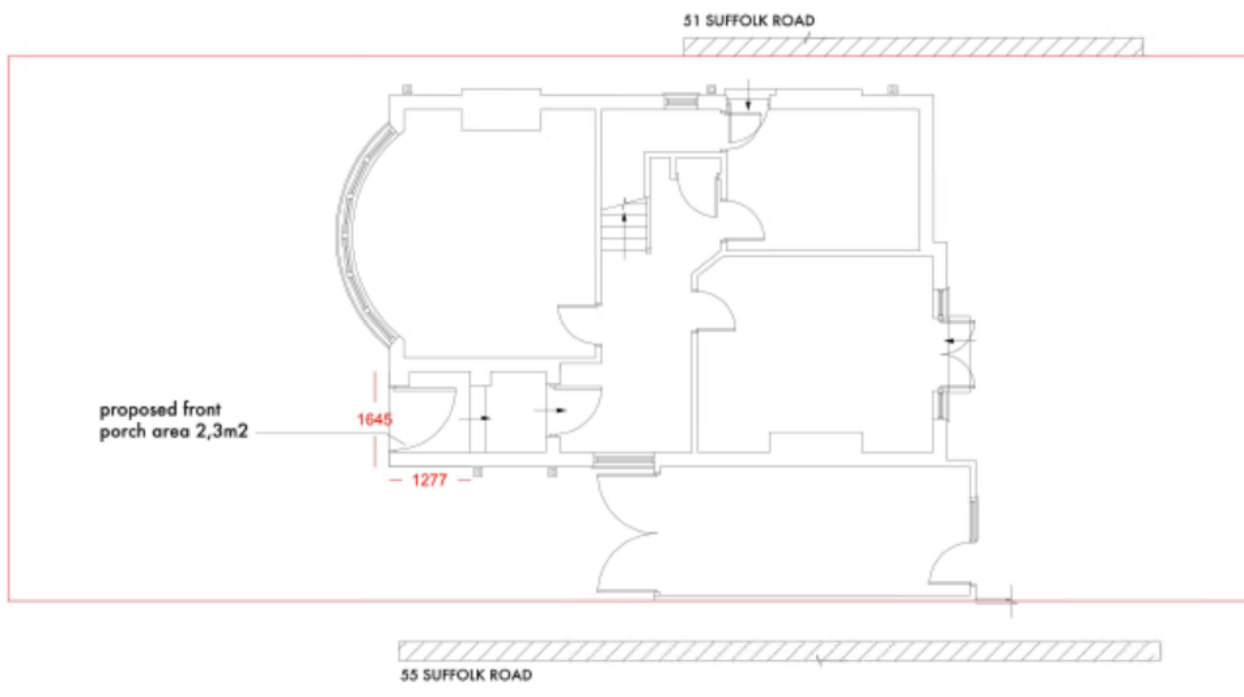


APPENDIX 4: PLANS AND ELEVATIONS

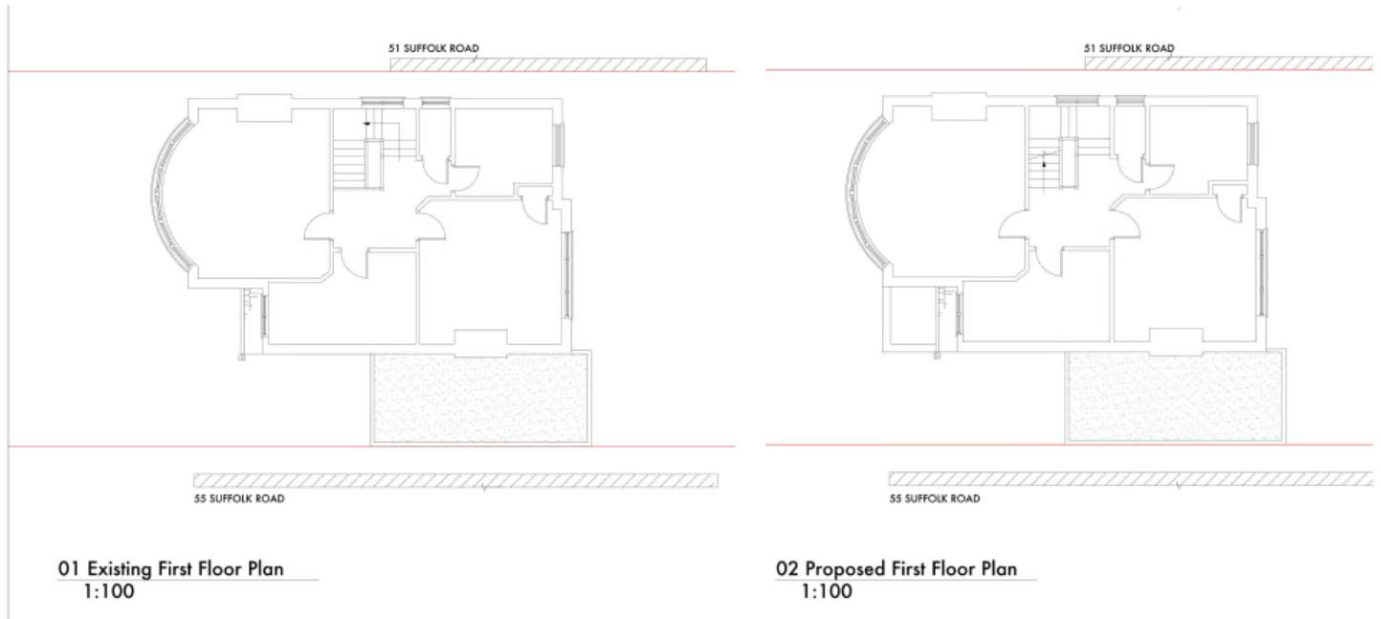
Existing and Proposed Ground Floor Plans



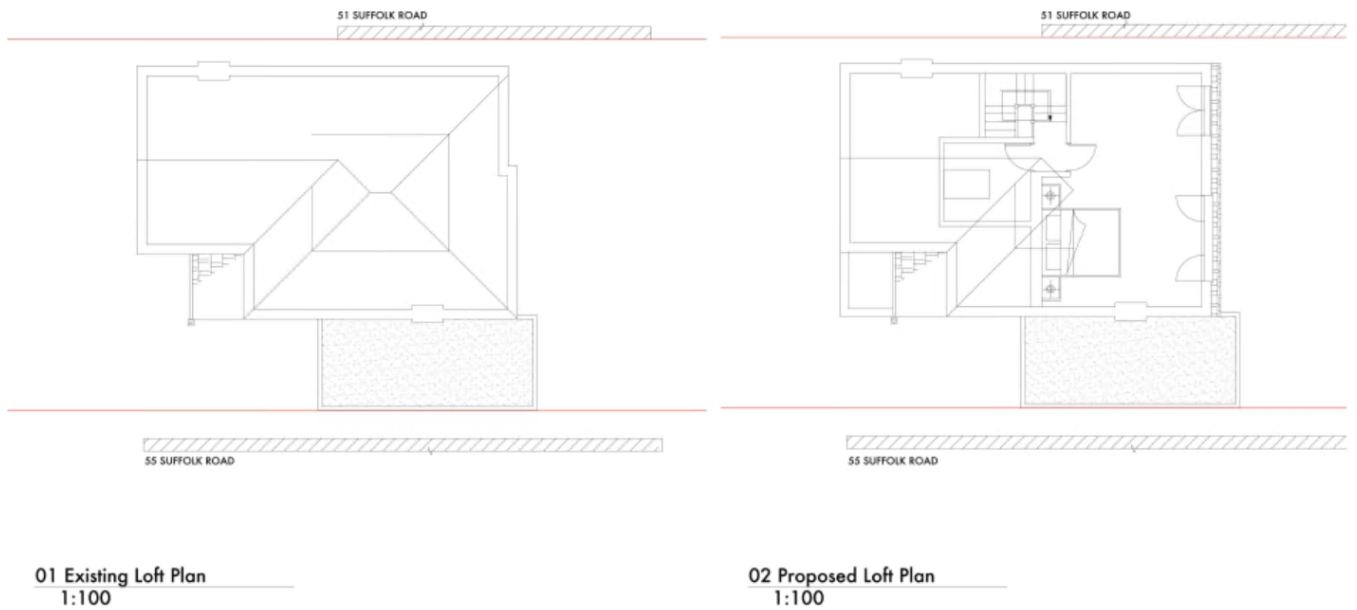
01 Existing Ground Floor Plan
1:100



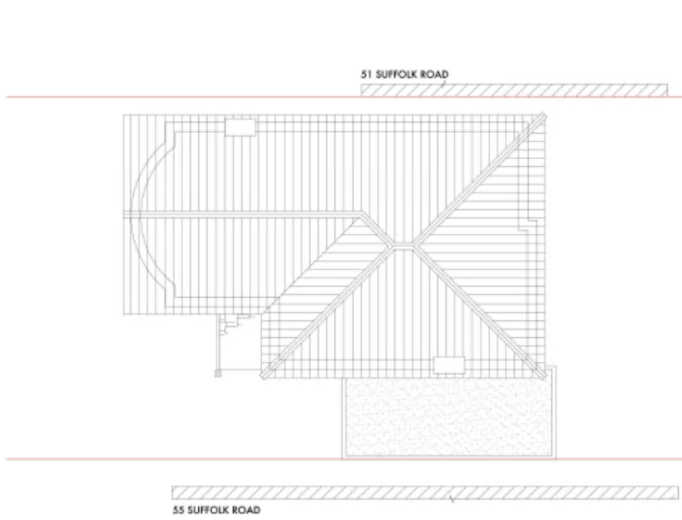
Existing and Proposed First Floor Plans



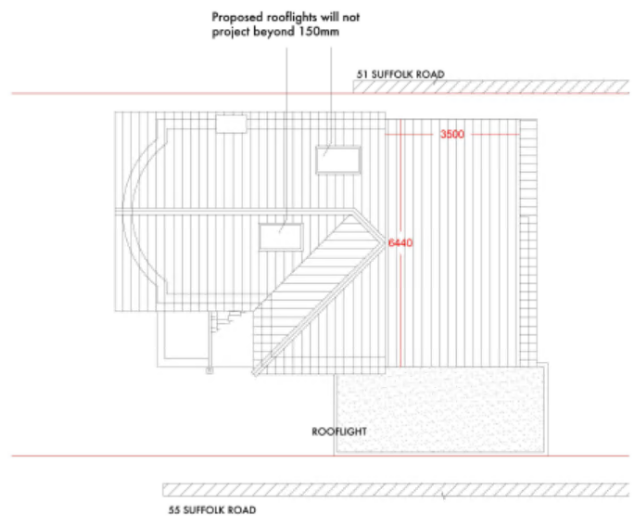
Existing and Proposed Loft Floor Plans



Existing and Proposed Roof Plans



01 Existing Roof Floor Plan
1:100



02 Proposed Roof Floor Plan
1:100

Existing and Proposed Front Elevations



01 Existing Front Elevation
1:100



01 Proposed Front Elevation
1:100

Existing and Proposed Rear Elevations



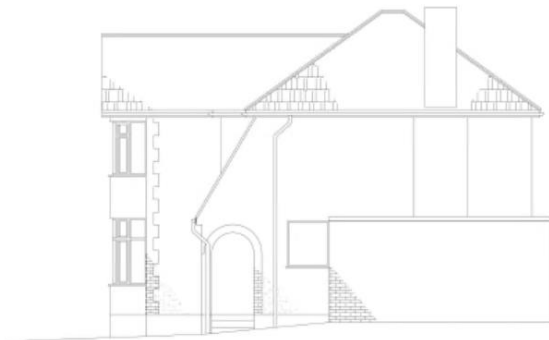
01 Existing Rear Elevation
1:100

new extension would match the materials of the existing roof slate tiles



01 Proposed Rear Elevation
1:100

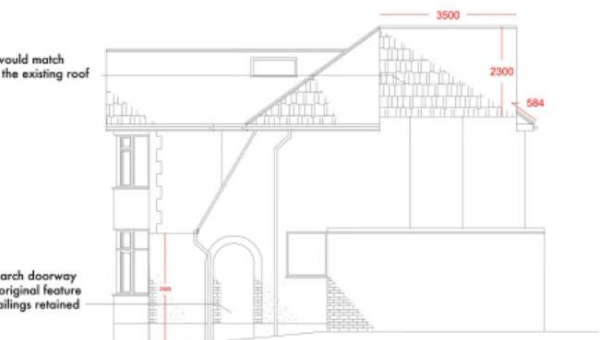
Existing and Proposed Side Elevations



01 Existing Side Elevation
1:100

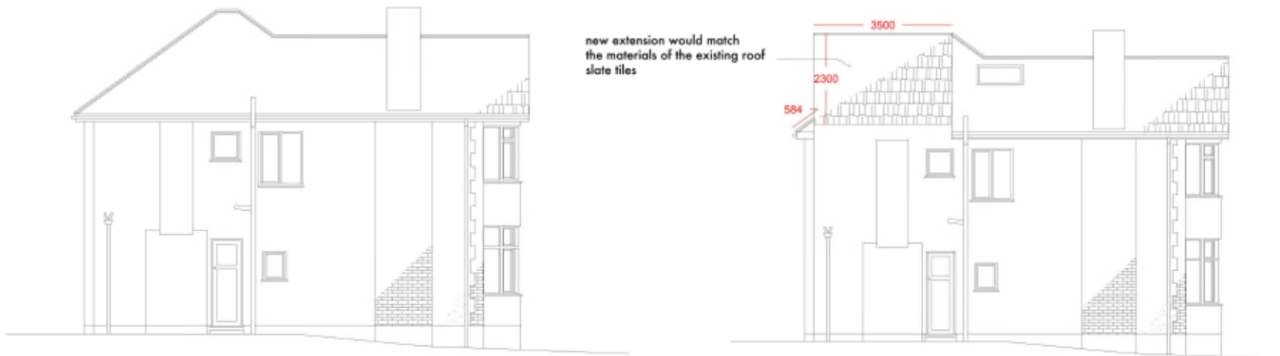
new extension would match the materials of the existing roof slate tiles

original arch doorway infilled, original feature and detailings retained



02 Proposed Side Elevation
1:100

Existing and Proposed Side Elevations



01 Existing Side Elevation
1:100

02 Proposed Side Elevation
1:100

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