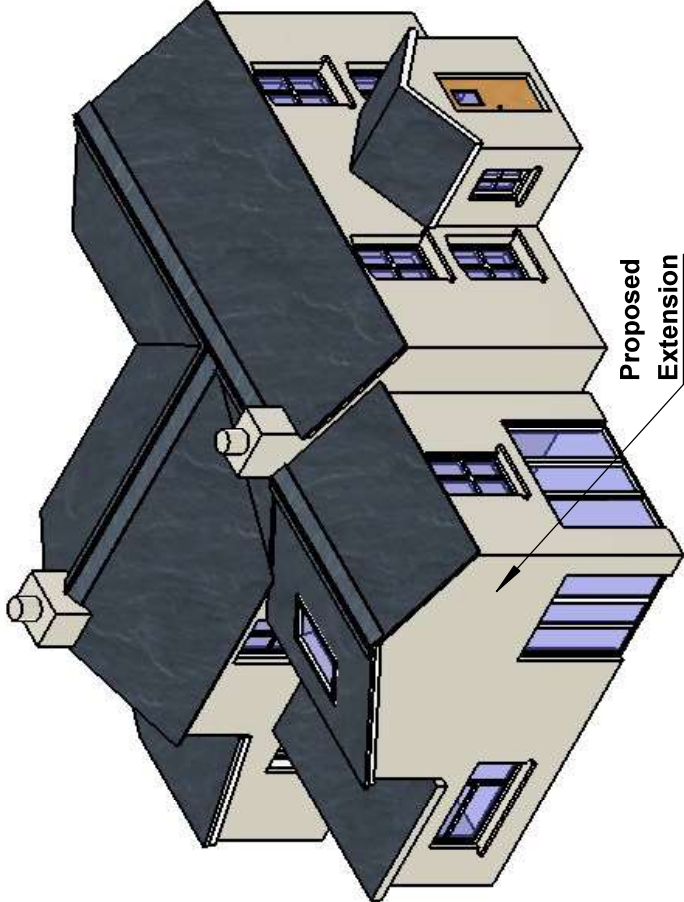
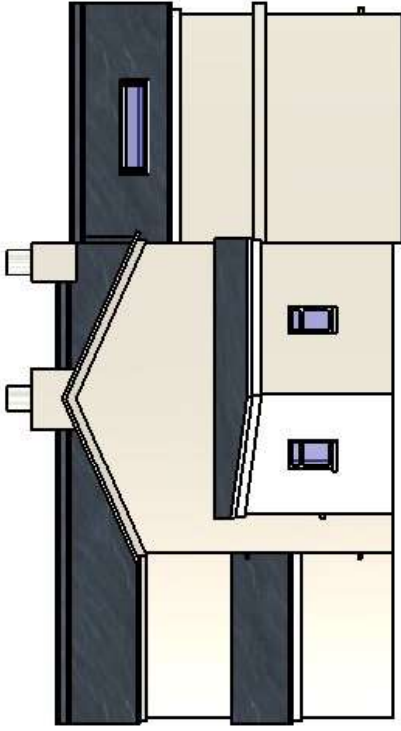
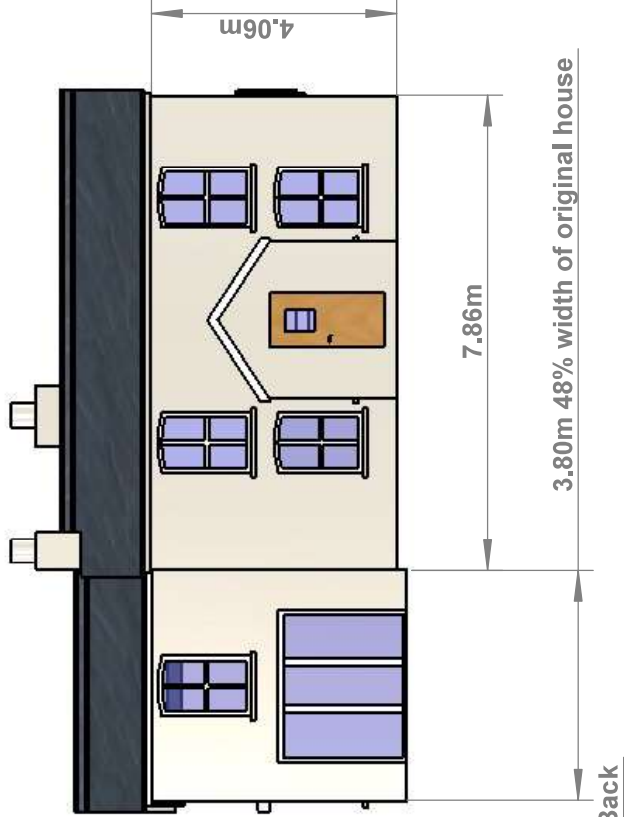
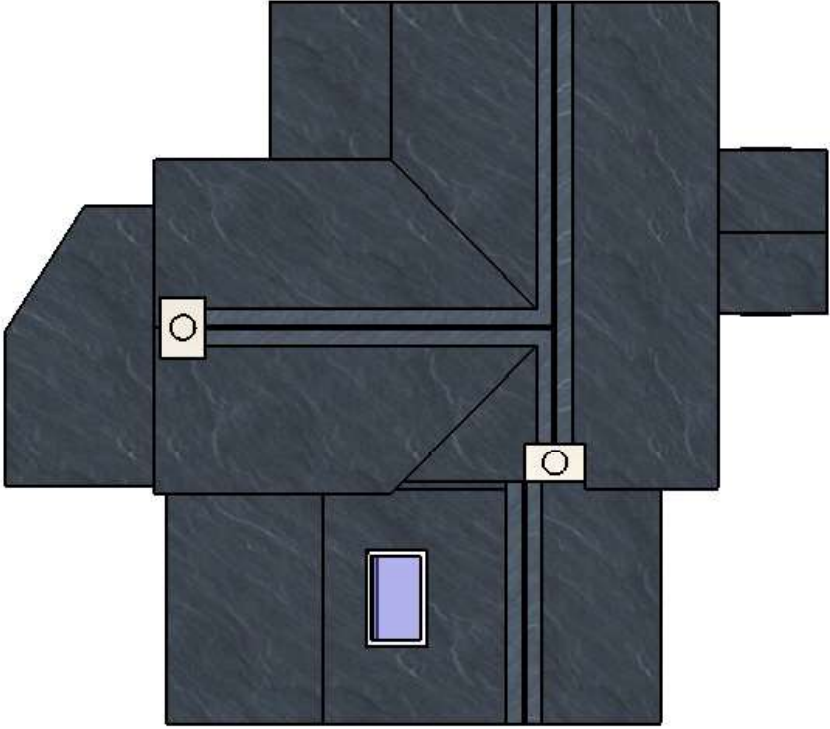
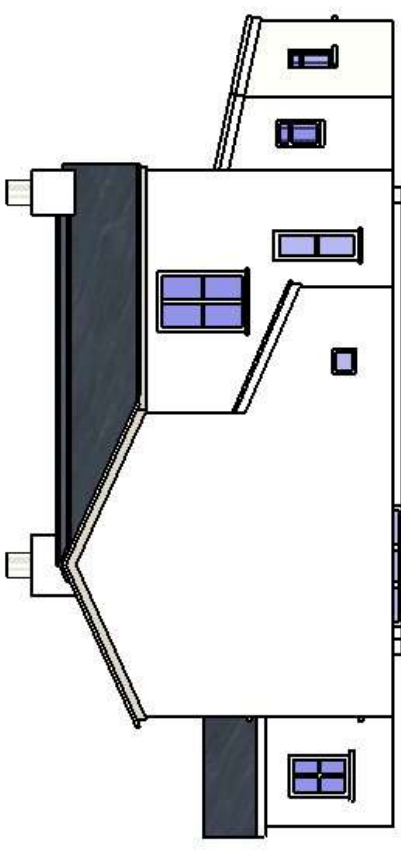
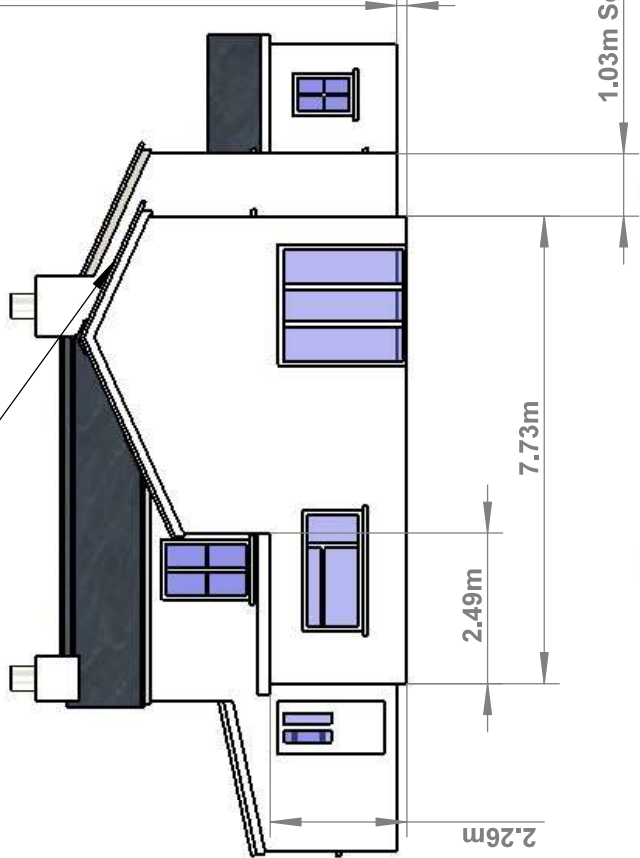




The ground slopes away slightly on this side so the extension will be approximately 0.17m lower

Roof Pitch Matches existing



New 2 storey extension layout to Permitted development requirements

- The side elevation of the extension will be approximately 16m from side boundary of the curtilage of the house which meets requirements set out in section 4.7
- The extension will be set back by more than 1m from the principle elvation which meets requirements set out in section 4.7)
- The width of the extension will be less than 50% of the widesth part of the original dwellinghouse (Section 4.8)
- The extension exceeds the requirements set out in section 4.6 referring to conditions A.1 (f) and A.1. (h)

Below is the technical guidance set out in the permitted development for householders version 2 in reference to Side extensions of more than one storey. The proposed extension set out on this page meets all of these requirements

- Not to exceed 50% of the total area of the curtilage : A.1 (a)
- Not to exceed the height of the roof of the existing dwelling : A.1 (b) and A.4
- Not to exceed height of the eaves of the existing dwellinghouse : A.1 (c) and A.5
- Not to be within 2 metres of a boundary of the dwellinghouse where height of the eaves of the enlarged part exceeds 3 metres : A.1 (d) (i) and A.5
- Not to exceed a height of 4 metres within 2 metres of the boundary : A.1 (d) (ii)
- Not to extend beyond a wall comprised in the principal elevation : A.1 (e)
- Not to be nearer a highway than any wall in the side elevation of the existing dwellinghouse or at least 5 metres from the highway, whichever is nearest to the highway : A.1 (f) and A.6
- Extension not to be within 10.5m of the side boundary, opposite the side elevation of the dwellinghouse : A.1 (h) (i)
- Development to be set back from principal elevation of the dwellinghouse by at least 1m : A.1 (h) (ii)
- The width of the widest part of the resulting dwellinghouse not to exceed the width of the widest part of the original dwellinghouse by more than 50% : A.1 (h) (iii)
- No verandas, raised platforms, roof terraces or balconies, other than a balcony that complies with condition A.1 (f) (ii) : A.1 (f)
- Appearance of materials in wall & roof to match existing : A.3 (a)
- Upper floor window in side elevation is further than 10.5m from boundary so A.3 (b) does not apply
- Roof pitch to match existing : A.3 (c)

Scale 1:125

Extension Proposal		Cwmaman House Lower Brynamman SA181SN	
Drawn By	J Radford		
Date	16/04/21		
Scale @ A3		Proposed Elevations	