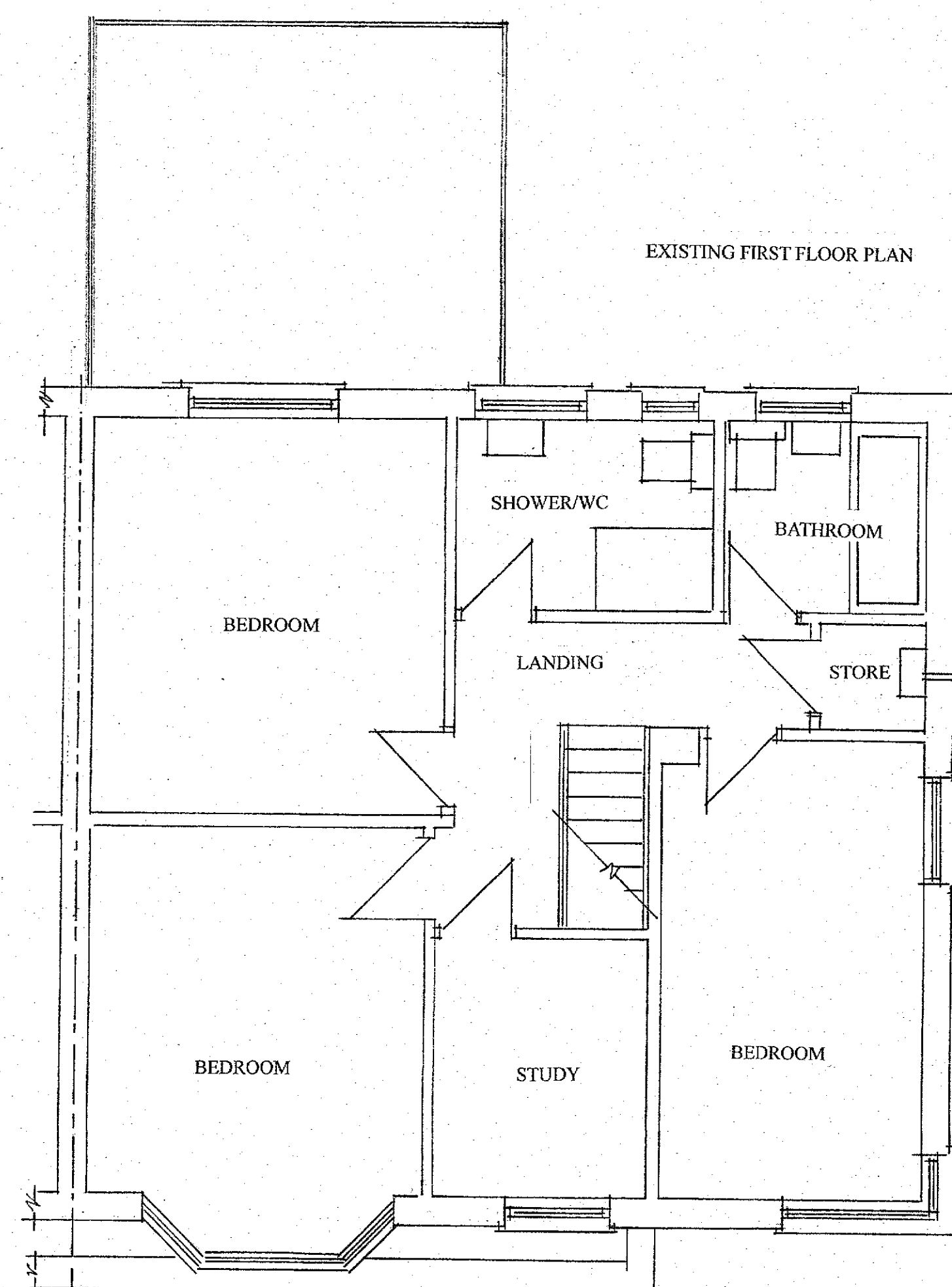
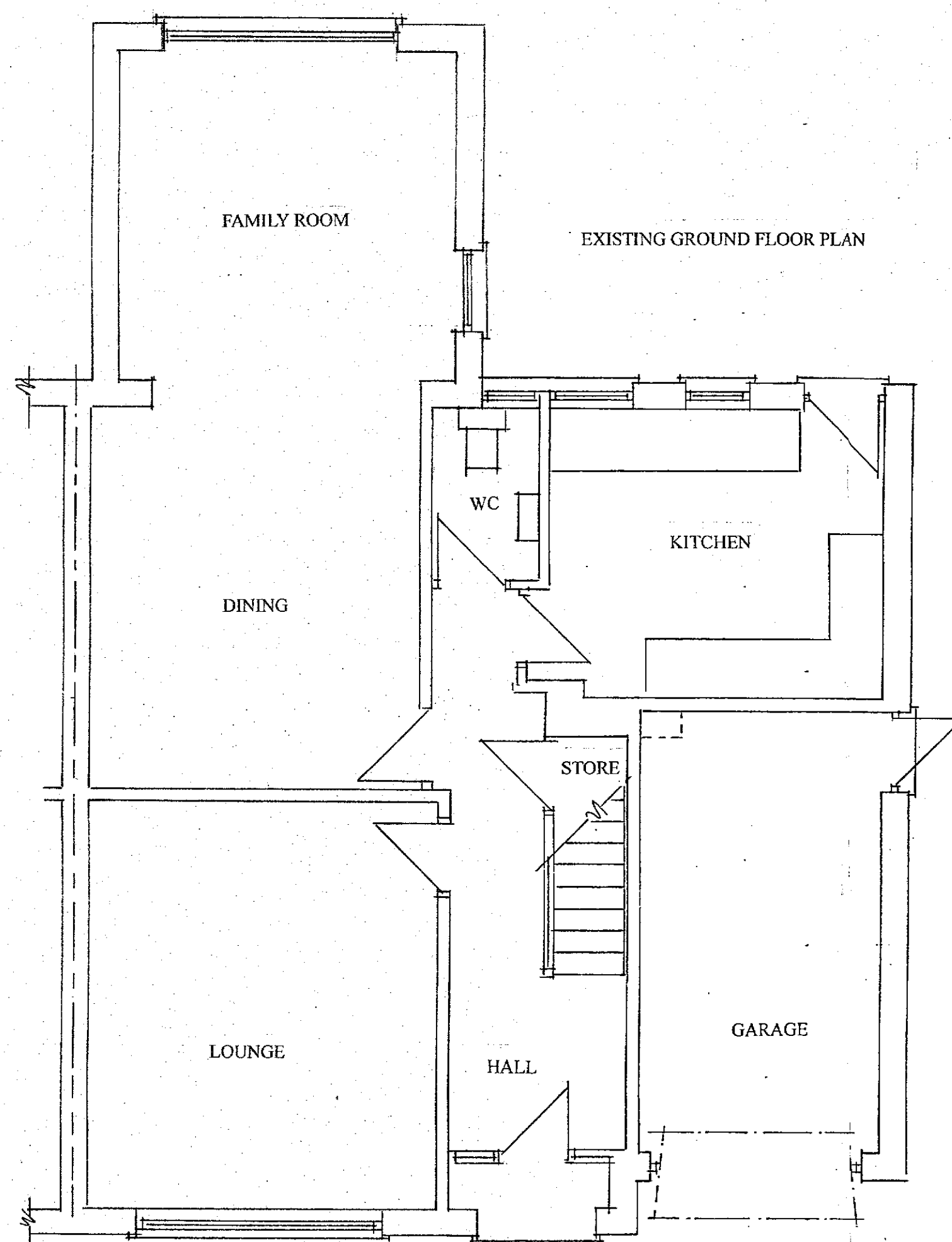
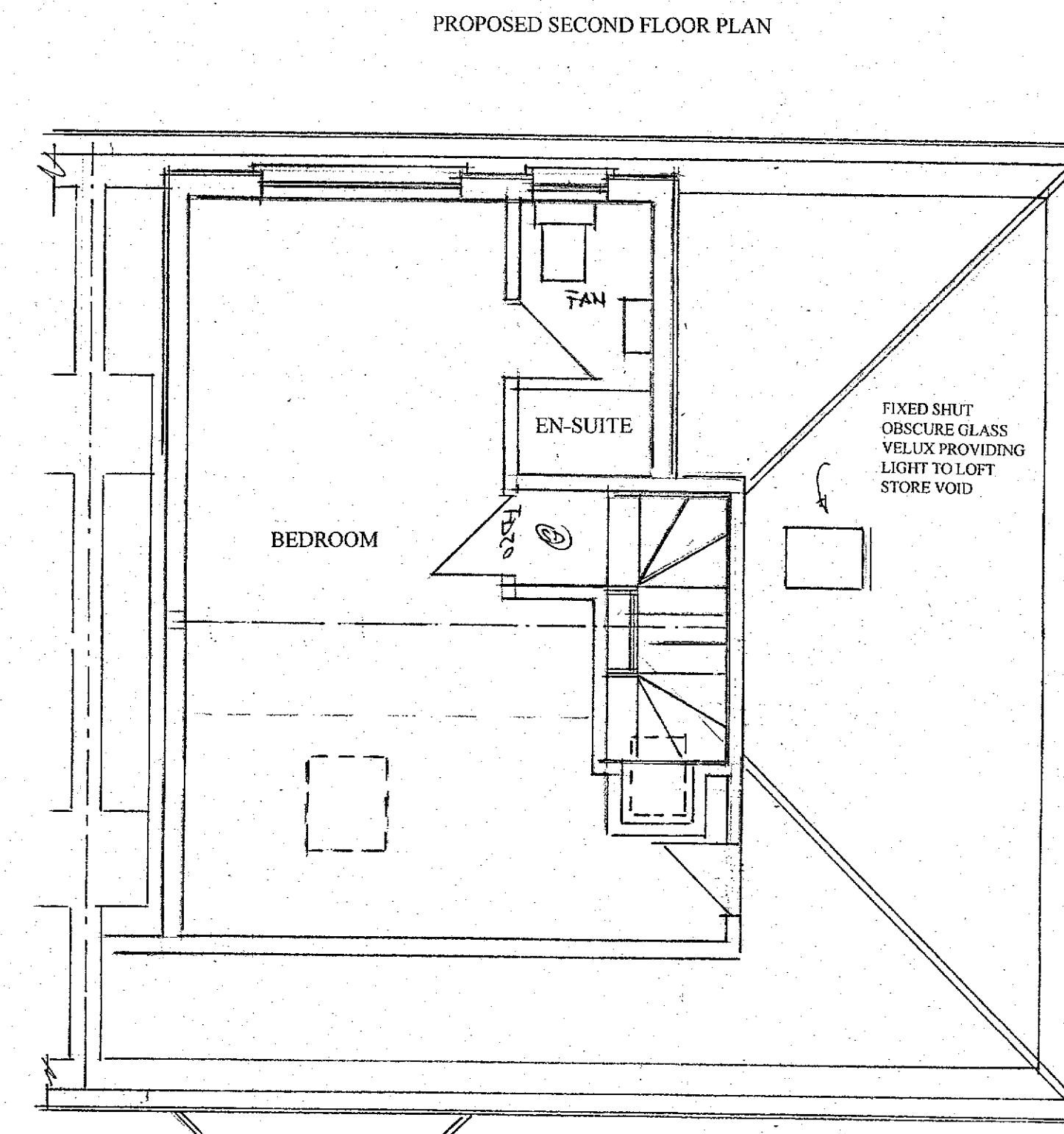
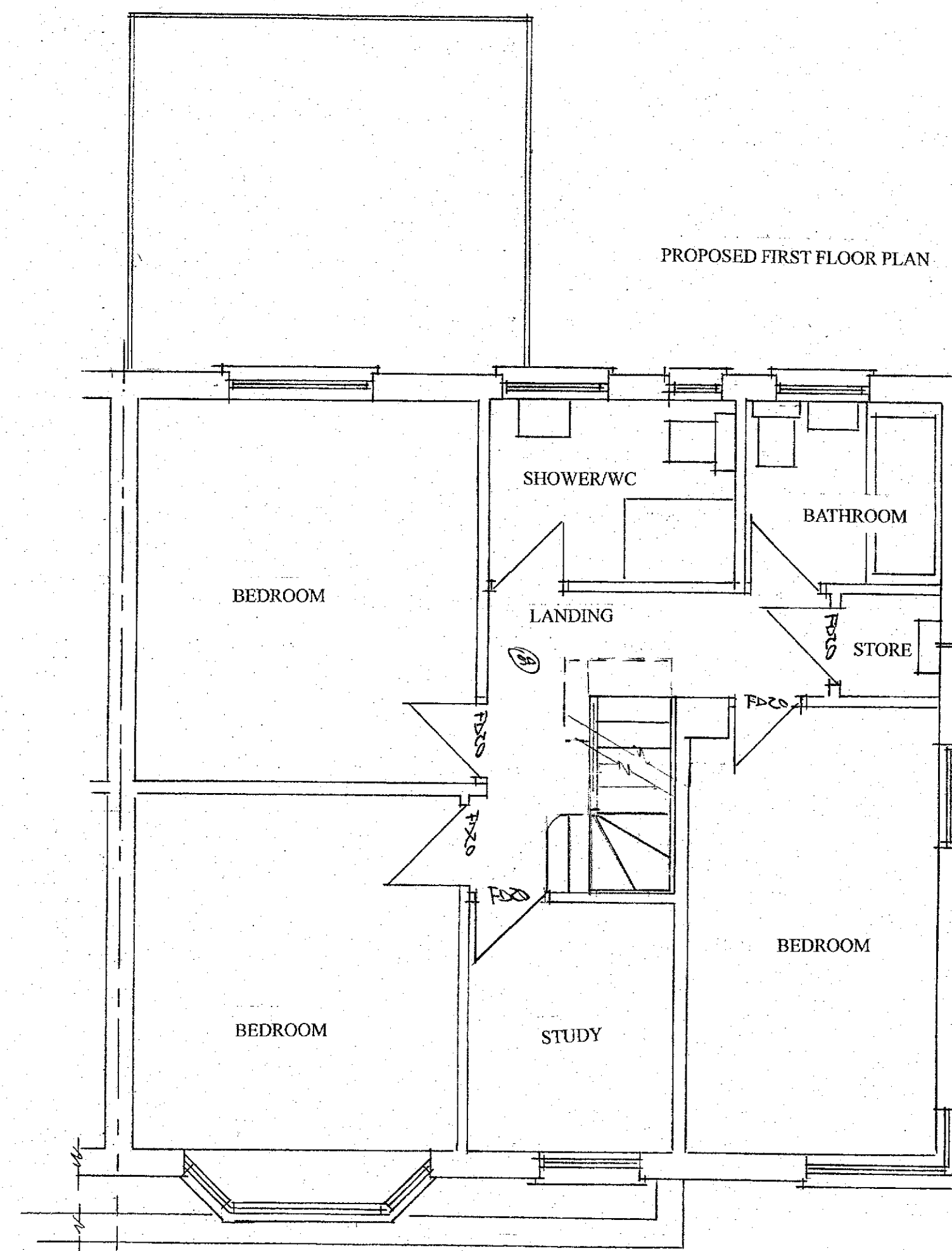
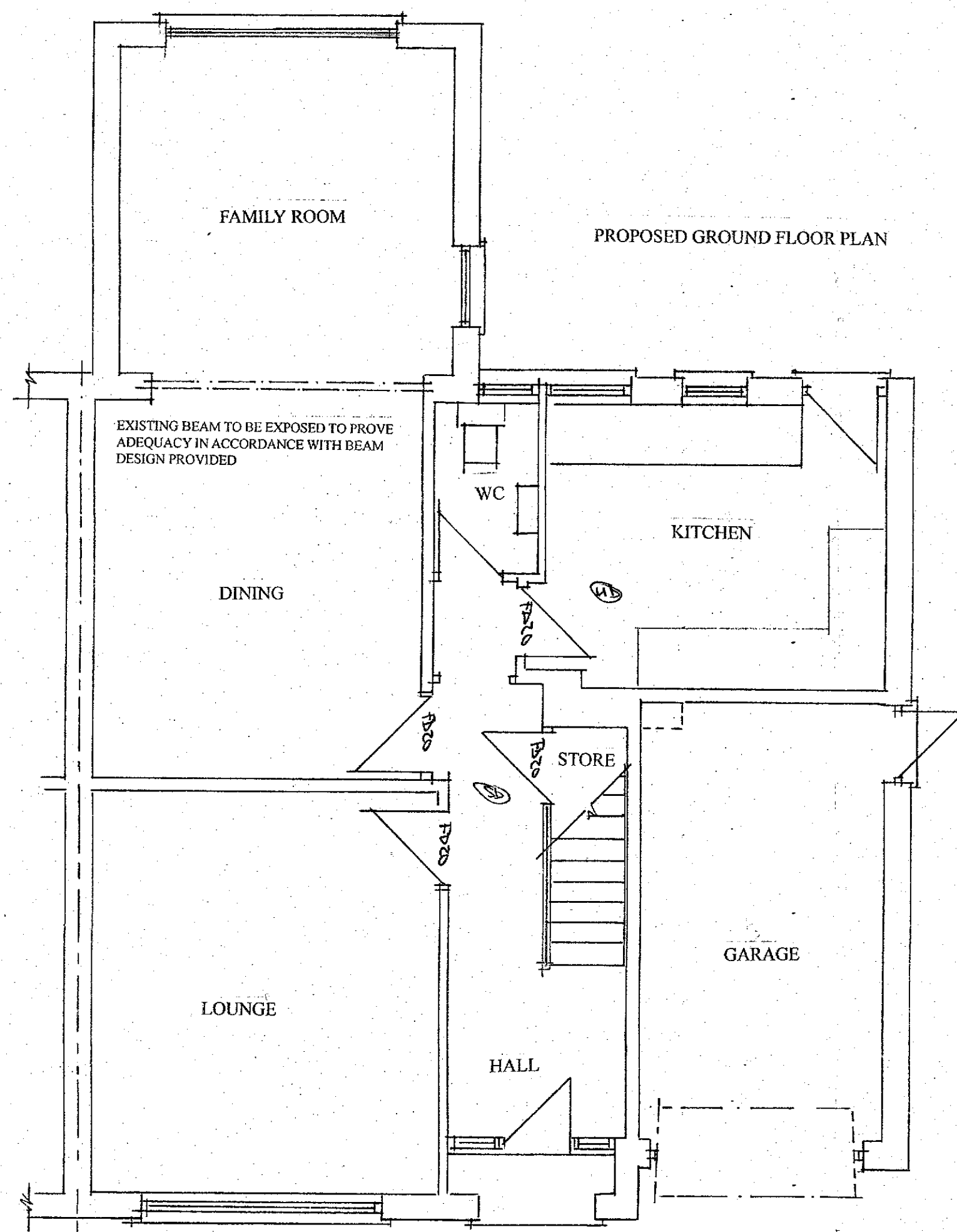




EXISTING CONSTRUCTION

The main roof is of pitched construction covered with interlocking concrete tiles.
 Facia and soffits are of white plastic with black plastic rainwater goods.
 The rear addition has a felled flat roof.
 The main walls are of brick construction rendered externally.
 The windows and doors are of white UPVC double glazed construction.
 The property is connected to the main foul sewer to the rear of the property.
 Surface water appears to discharge partly to the main foul sewer and partly to soakaway.

The frontage has been mainly provided with hard surfaces to provided additional off street parking for 3 cars as well as the single integral garage.

To the rear of the property is a paved patio and set to the rear of the house is a concrete sectional garden store. The main central area is grassed with flower beds to the borders. The rear garden is enclosed with 6-foot timber fences.

PROPOSED CONSTRUCTION

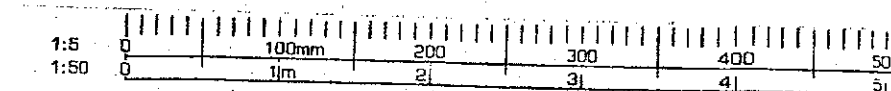
- * New facia and soffits will be constructed to match the existing.
- * The new flat roof is to have three layer felt cover. With matching facia and gutters.
- * The new dormer cheeks and gable are to be covered in matching small hanging tiles to match the colour of the main roof.
- * No part of the proposed alteration with be higher than the existing ridge including the S&VP.
- * No part of the proposed dormer is to encroach over the centre line of the party wall.
- * All new windows will be white UPVC double glazed to match the existing in style. Obscured to bathroom. Roof windows will be a maximum of 100mm above the line of the roof.
- * The rear elevation dormer walls will be set back a minimum of 225mm from the facia.
- * All additional foul drainage will discharge to the main drains via S&VP as detailed. (If applicable)
- * No additional roof plan area has been created.
- * No alterations are proposed to any of the existing external surfaces to the front and

NOTE

The cubic additional volume of the proposed roof alterations and dormer will be no greater than 50m³.

NOTE

The proposed alterations will be attached to only the originally constructed part of the property.
 No part of the proposed extension will bridge the boundary line.



PROPOSED
 LOFT CONVERSION WITH REAR
 DORMER & FRONT ROOF
 WINDOWS
 EXISTING & PROPOSED PLANS

SITE: 12 PINE AVE
 GRAVESEND
 KENT
 DA12 1QZ
 FOR: MR & MRS JAMES

PHILIP TAYLOR BUILDING PLANS
 01622 861408

DRAWN BY: MTA/01/2013
 SCALE: 1:50
 DATE: 16/1/20