CLASS A - Permitted Development:

- The property is a detached property, and therefore any ground floor single extension, must not exceed 4m in length, from the rear main wall (the proposed length here is 3.35m)

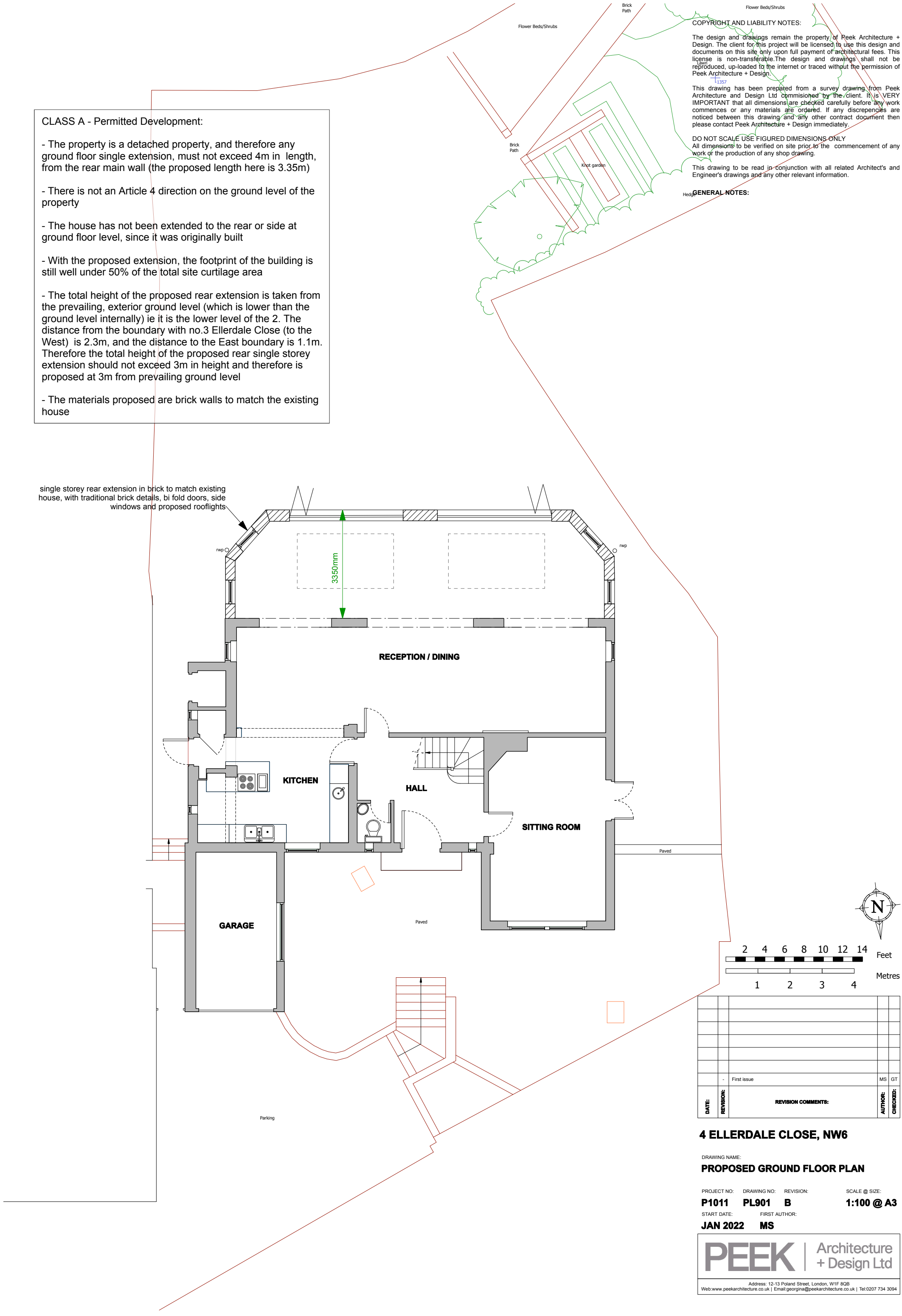
- There is not an Article 4 direction on the ground level of the property

- The house has not been extended to the rear or side at ground floor level, since it was originally built

- With the proposed extension, the footprint of the building is still well under 50% of the total site curtilage area

- The total height of the proposed rear extension is taken from the prevailing, exterior ground level (which is lower than the ground level internally) ie it is the lower level of the 2. The distance from the boundary with no.3 Ellerdale Close (to the West) is 2.3m, and the distance to the East boundary is 1.1m. Therefore the total height of the proposed rear single storey extension should not exceed 3m in height and therefore is proposed at 3m from prevailing ground level

- The materials proposed are brick walls to match the existing house



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GENERAL NOTES:

DATE:	REVISION:	REVISION COMMENTS:	AUTHOR:	CHECKED:
	-	First issue	MS	GT

4 ELLERDALE CLOSE, NW6

DRAWING NAME:

PROPOSED GROUND FLOOR PLAN

PROJECT NO:	DRAWING NO:	REVISION:	SCALE @ SIZE:
P1011	**PL901**	**B**	**1:100 @ A3**

START DATE:	FIRST AUTHOR:
JAN 2022	**MS**

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