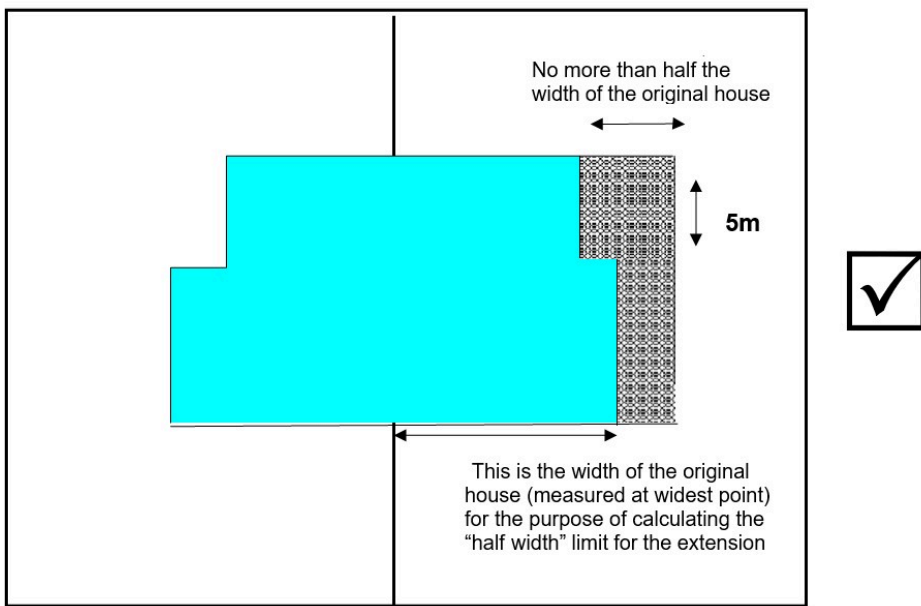


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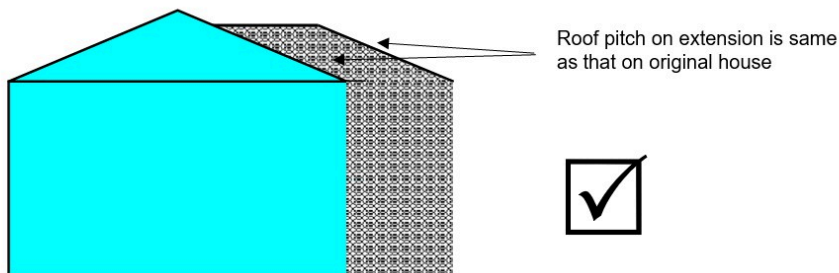
General Permitted Development Application Submission Supporting Text

GPDR CLASS EXTRACT

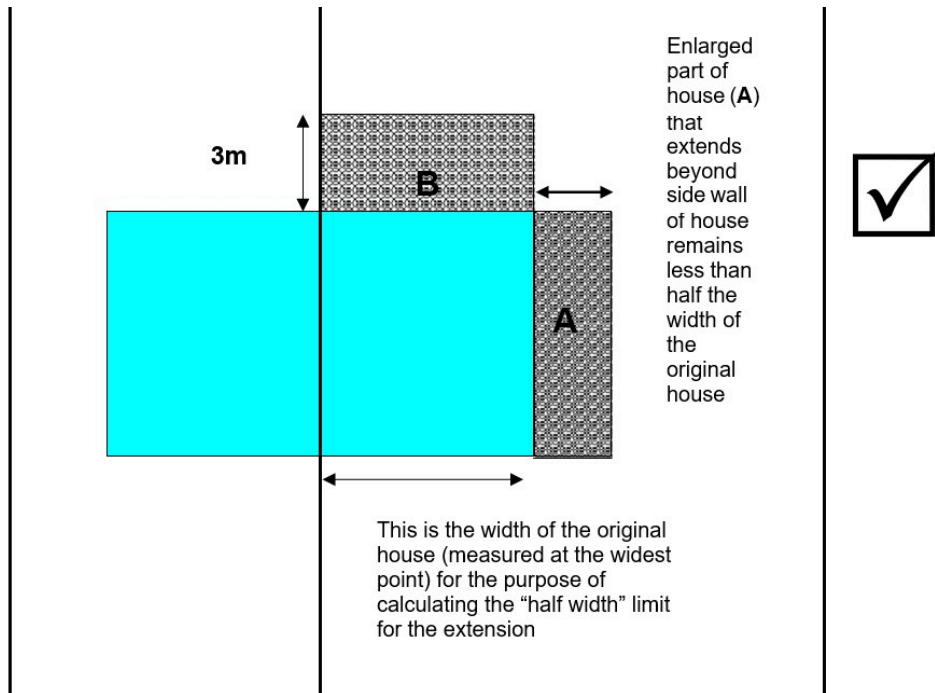
Class A applies as we are proposing an enlargement and improvement to the existing dwelling through side and rear extensions. These extensions have been detailed in line with the requirements of the GPDR guide lines.



Extract from the PDR for householders: Technical guidance – Example of permitted side extensions

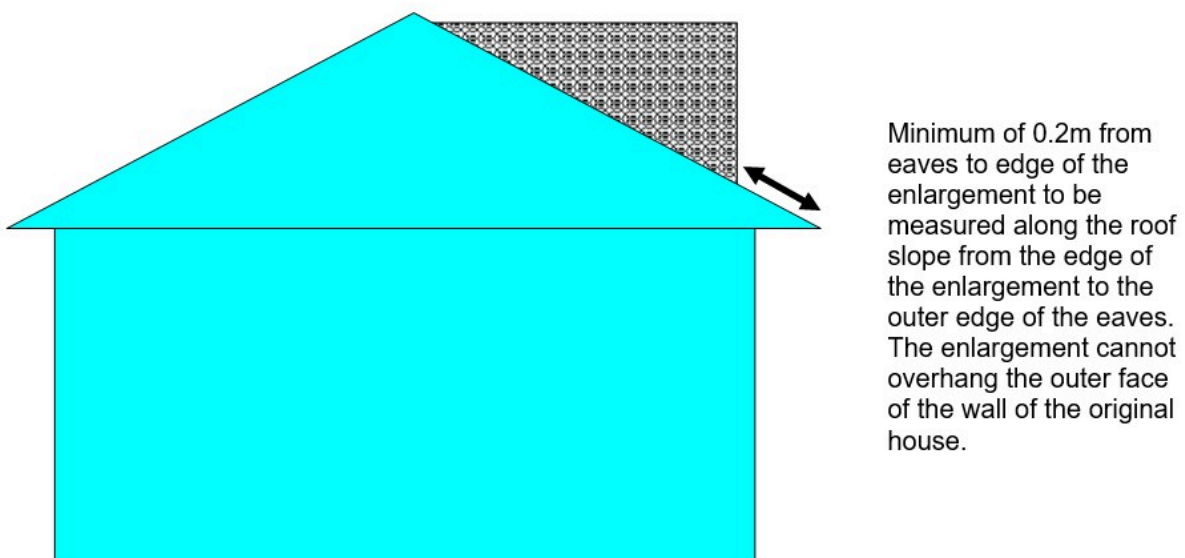


Extract from the PDR for householders: Technical guidance – Example of permitted roof extensions



Extract from the PDR for householders: Technical guidance – Example of permitted rear and side extensions

Class B additions to the roof applies to the dormer windows on the manager cottage. The proposed dormers have been detailed in line with the class B requirements a- f.



Extract from the PDR for householders: Technical guidance – Example of permitted roof extension

DESCRIPTION OF THE PROPOSAL

The enclosed plans have been produced to extend the existing two dwellings to improve the dwellings for our client. The proposed extensions have been designed within the constraints of the permitted development rights. Please refer to the planning specialist report for further details.

The main house on the site is a two storey Neo-Georgian rendered dwelling with sash windows. The main house has a principal elevation facing west towards the site boundary. We have proposed to extend the side elevations by 7m either side, which is less than half the width of the existing dwelling, and the rear of the building by 3m as noted on plan 2755-1072. The extensions proposed will be two storeys with the ridge and eaves of the roof match the height of the existing dwelling. The details of the extensions will match that of the existing dwelling.

We are also proposing to extend the 'managers' cottage' which is a 1.5 storey brick dwelling to the north of the main house and close to the west boundary. Like the main house, the principal elevation faces the west boundary. We have proposed to extend the cottage with side extensions of up to 11.25m to the north and 1.9m to the south. The eaves and the ridge for the side extensions will match the existing cottage. At the rear of the building, we are proposing a 3m deep 1.5 storey extension to match the length of the building. The architectural style of the proposed extensions will match that of the existing cottage.