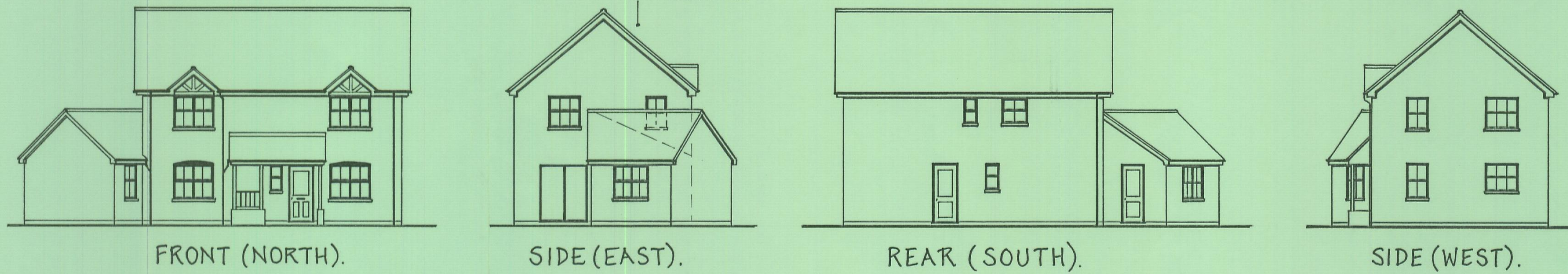
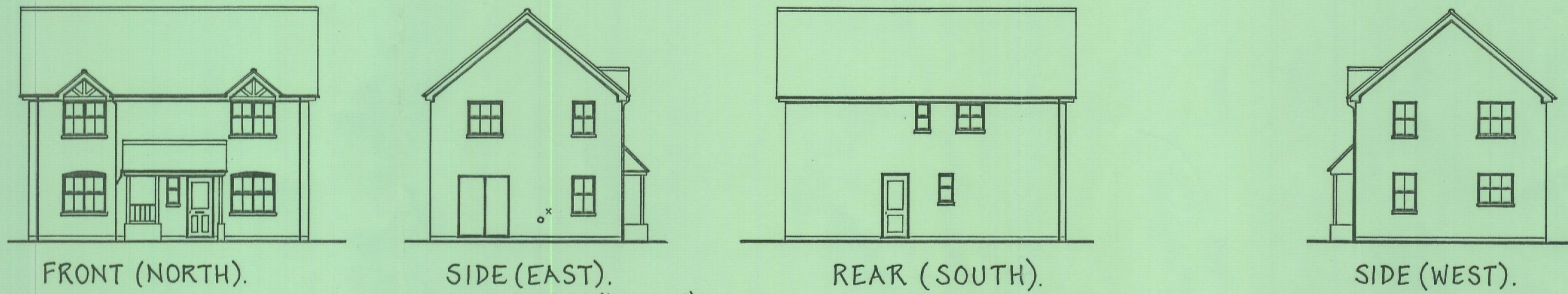


PROPOSED ELEVATIONS (1:100).



Note new valley gutter to pass beneath sill of small first-floor window in East Elevation.

ROCHFORD DC APPROVED PLAN



x = Balanced flue (to be removed).

EXISTING ELEVATIONS.

The roof-pitch of the proposed new side extension is to be approximately 4:0, to match the pitch of the house roof. This will ensure that the valley gutter at the junction of the new roof and the east wall of the house is low enough to provide a min. 150mm clearance under the sill of the small first-floor window in the east elevation. See also the Side (East) Elevation, above.

Remove existing section of garden wall shown by dotted lines.

Relocate utility room door to open outwards as shown, thereby increasing room's usable size.

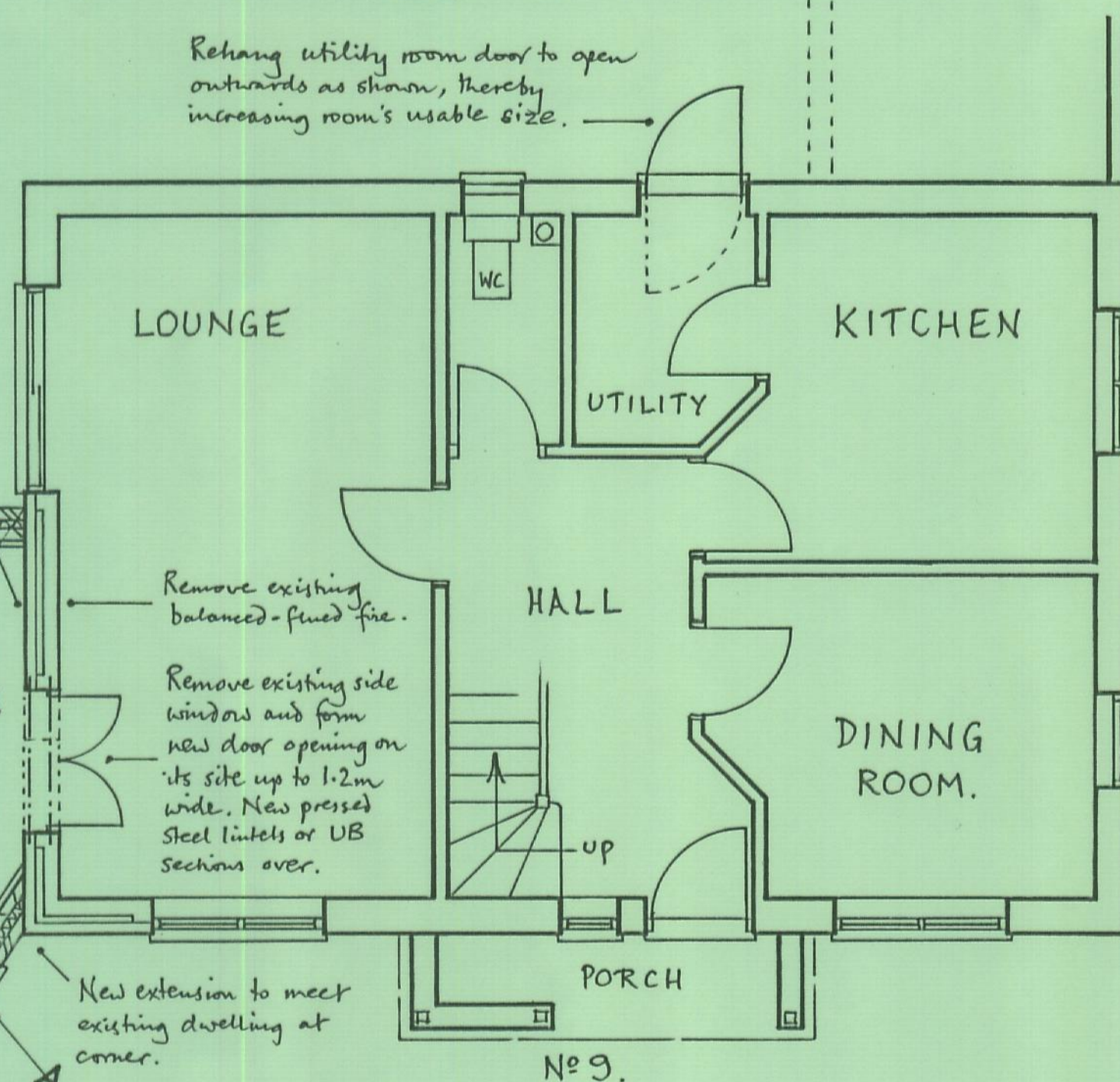
Proposed new section of 215mm-thick brick boundary wall, which is to be 1.8m high and is to be nowhere nearer than 1.4m to the back (ie. inner) edge of the public footpath. See also the 1:250 Site Plan on Sheet 2.

Proposed single-storey side extension to form new garden room is to be constructed in brick-faced cavity-work to match the walls of the existing dwelling, and is to have roof-tiles, windows and other accessories also to match. The north and south ends of the extension are to take the form of a gable and a half-gable respectively (see Proposed Elevations).

Windows 1500mmW x 1350H.

Remove existing balanced-flue fire.

Remove existing side windows and form new door opening on its site up to 1.2m wide. New pressed steel lintels or UB sections over.



New extension to meet existing dwelling at corner.

New window 750mmW x 1350mmD in front of extension, to match depth and glazing style of existing Lounge window.

New gate (line of existing fence & gate shown by dotted line).

Area of planting.

Back edge of public footpath.

FOOTPATH

PUBLIC HERON GARDENS.

PROPOSED FLOOR PLAN (1:50).

following the refusal of Application No. 08/00679/FUL.

CLIENTS AND SITE LOCATION:

MR AND MRS WILCE,
9, HERON GARDENS,
RAYLEIGH, ESSEX, SS6 9TU.
Telephone: 07879 - 481263 (Mr Wilce).

PROPOSALS:

- 1: Construct a single-storey gabled side extension.
- 2: Remove the existing west section of the wall presently enclosing the rear garden and construct a new 1.8m-high wall for this purpose between the south-east corner of the house and the driveway of Number 11, Heron Gardens. This new boundary wall section is initially to project southwards as a continuation of the west flank wall of the house, and is then to remain 1.4m from the back edge of the public footpath before ending in a 1.5m pedestrian visibility splay at the entrance to the driveway of Number 11.

AGENT:

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