25 CHURCH LANE

AIR SOURCE HEAT PUMP: OCTOPUS COSY 9 COMPRESSOR WILL NOT EXCEED 0.6M3 VOLUME. UNIT IS MCS CERTIFIED AND ELIGIBLE FOR GOVERNMENT GRANTS. ALL PARTS TO BE MORE THAN 1 METRE AWAY FROM THE PROPERTY BOUNDARY.

PORCH: ROOF OVER FRONT DOOR. EXTERNAL AREA = 1950MM WIDE X 1100MM DEEP = 2.14M2. HIGHEST PART OF PORCH IS LESS THAN 2.3M.

NEW FRONT WINDOWS. 2 X STANDARD VELUX WINDOWS AND NEW HIGH LEVEL WINDOWS (ABOVE HEAD HEIGHT) TO MATCH EXISTING HIGH LEVEL FRONT WINDOWS. A GROUND FLOOR FRONT WINDOW IS BEING REDUCED IN HEIGHT AND THE AREA WILL BE INFILLED WITH BRICK TO MATCH THE EXISTING (AS CLOSE AS IS PRACTICABLE.

SOLAR PANELS: ON FLAT ROOF, WILL NOT EXCEED BEYOND 0.6M FROM THE ROOF PLANE. ON THE PITCHED ROOF, WILL NOT EXCEED FURTHER THAN 0.2M ON THE PITCHED ROOF AREA.

LOG BURNER: FLUE NOT TO EXCEED 1M HIGHER THAN THE HIGHEST PART OF THE ROOF. THIS IS PERMITTED UNDER CLASS G.

REAR DORMER: SIDE AREA = 4.47M2. EXTERNAL WIDTH = 10M. TOTAL EXTERNAL VOLUME BEING ADDED = 44.7M2. DORMER DOES NOT EXCEED THE HIGHEST PART OF THE EXISTING ROOF. DORMER DOES NOT FACE THE HIGHWAY. MATERIALS ARE TO BE VERTICAL TIMBER, WHICH WILL MATCH THE EXISTING SIDE GABLES. FLAT ROOF TO BE DARK IN COLOUR.

NOTE REGARDING REAR DORMER: THE EXISTING EAVES DO NOT OVERHANG THE GROUND FLOOR REAR WALL AS WOULD NORMALLY BE STANDARD.

ON A REGULAR PROPERTY, THE DORMER WILL USUALLY BE STRUCTURALLY BUILT OFF THE REAR WALL OF THE PROPERTY AND THE EAVES WILL STILL BE VISIBLE AS THEY PROTRUDE BEYOND THE REAR WALL.

ON THIS UNIQUE PROPERTY, THE EXISTING EAVES ARE HIGHLY UNUSUAL IN THAT THEY DO NOT EXTEND BEYOND THE REAR WALL, IT IS THEREFORE NOT PRACTICAL TO ACHIEVE THIS 0.2M SETBACK.

THE REAR WALL OF THE DORMER WILL STRUCTURALLY NEED TO SIT ON THE REAR WALL OF THE HOUSE, TO SET IT IN ANY FURTHER WILL LEAD TO A STRUCTURAL COMPLEXITY.

THE PERMITTED DEVELOPMENT RULES DO STATE THAT THE EAVES SET BACK IS "SO FAR AS IS PRACTICABLE". ON THIS UNIQUE PROPERTY, IT IS NOT PRACTICAL TO DO SO.

IT IS NOTED THOUGH THAT THE DORMER WILL NOT OVERHANG THE OUTER FACE OF THE WALL OF THE ORIGINAL HOUSE.