

Policy Considerations for Proposed Rear Extension:

Party Wall Act 1996:

Compliance:

The design and construction of the proposed rear extension adhere to the Party Wall Act 1996. All necessary notices have been served to adjoining property owners, and any agreements required have been secured.

Boundary Respect:

The proposed extension maintains respect for existing boundaries, with no encroachments on neighboring properties.

Scale and Massing:

The extension has been designed to be in keeping with the scale and character of the existing property, ensuring it does not appear overbearing to neighboring properties.

Privacy:

Measures have been taken to preserve the privacy of neighboring properties. No windows or openings are placed where they could overlook adjacent properties.

Daylight and Sunlight:

The extension has been designed to minimize any impact on the daylight and sunlight received by neighboring properties, following relevant guidelines and assessments.

Materials and Finishes:

The materials and finishes for the proposed extension have been chosen to match or complement the existing property, ensuring visual harmony.

Roof Design:

The roof of the extension has been designed as a flat roof with a hip wall on one side to blend with the existing structure and maintain a low profile.

Environmental Considerations:

Sustainable Materials: Sustainable building materials have been specified where possible, including insulation with high recycled content and FSC-certified timber.

Energy Efficiency:

The extension includes high-performance insulation and energy-efficient windows and doors to enhance thermal performance and reduce energy consumption.

Water Management:

A proper drainage system has been incorporated to manage surface water runoff effectively, complying with local regulations and preventing waterlogging.

Construction Safety:

All construction activities will comply with health and safety regulations, ensuring the safety of workers and residents.

Fire Safety:

Fire-resistant materials have been specified, and fire safety measures have been integrated into the design in compliance with local fire safety regulations.

Access Points:

The design includes access points for maintenance purposes, ensuring that the roof and other areas can be safely accessed and maintained.

Maintenance Considerations:

The choice of materials and construction methods takes long-term maintenance into account, aiming to reduce the need for frequent repairs and ensure durability.

Local Planning Policies:

The design complies with local planning policies and guidelines, ensuring that the extension meets all necessary planning requirements.

Building Control Approval:

All aspects of the design and construction will be subject to building control approval, ensuring compliance with building regulations and standards.

Additional Notes:

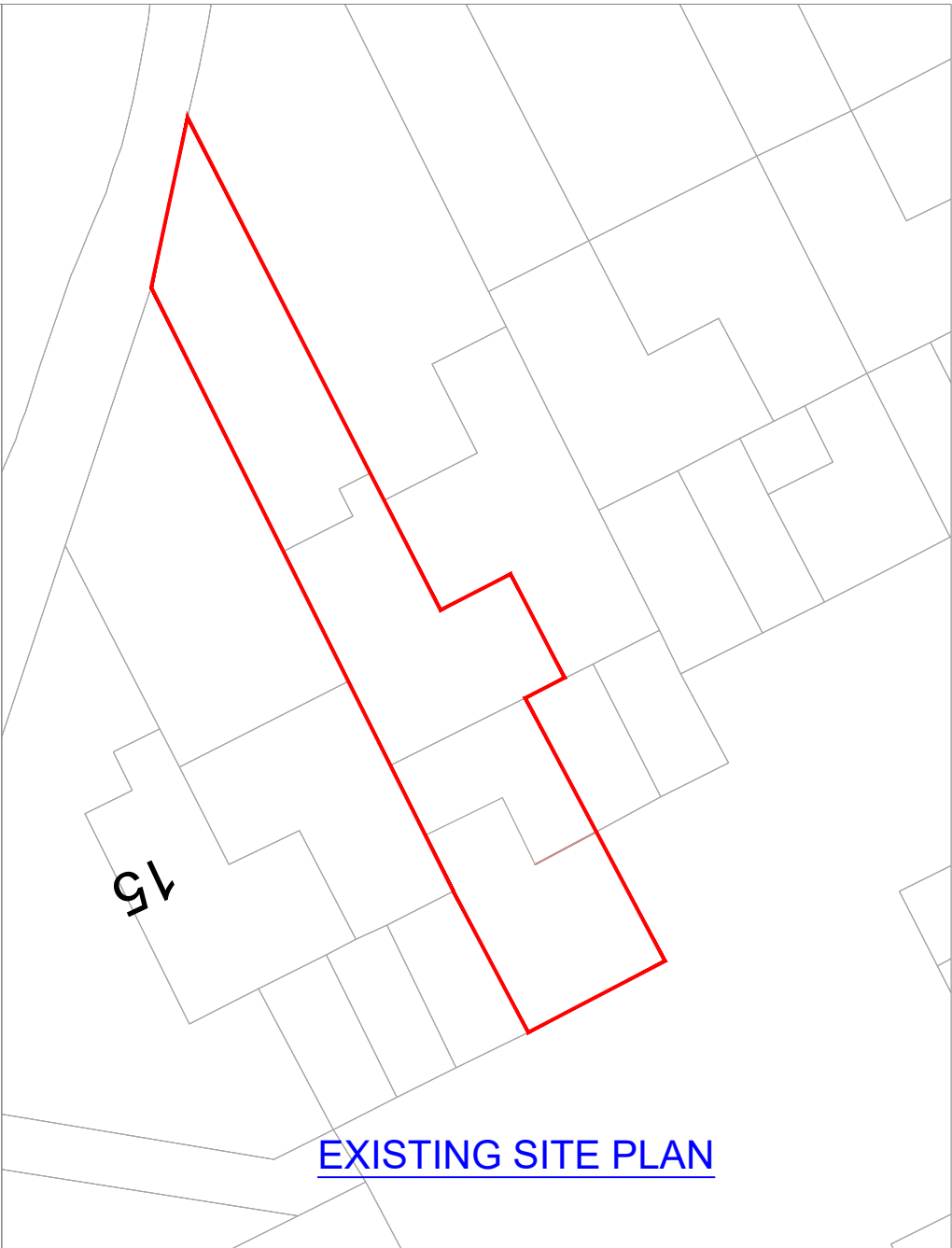
Existing Structure: The existing gable roof covering the storage shelter on both sides of the party wall will be retained, preserving the existing architectural character.

Flat Roof Design:

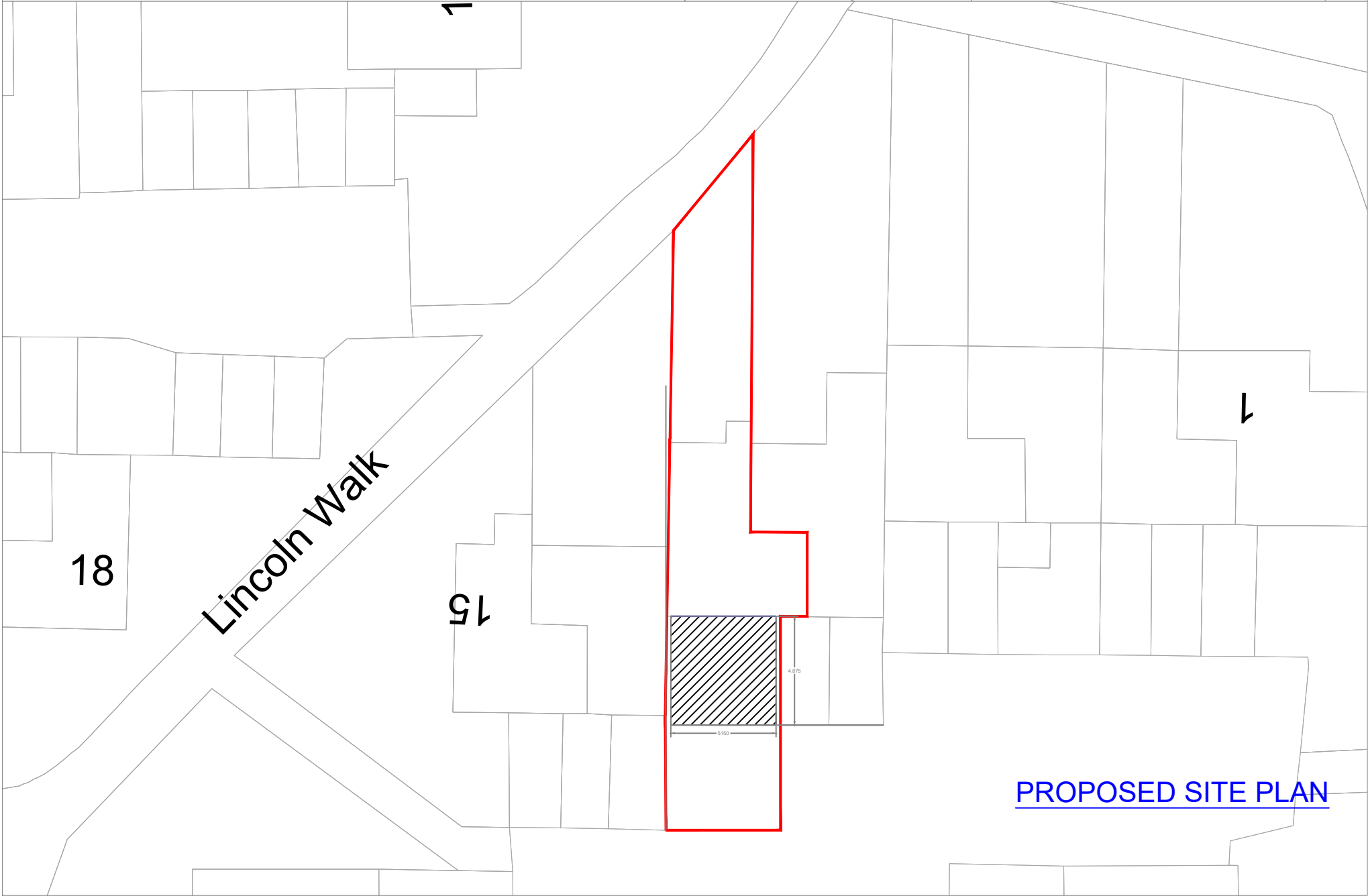
The proposed single-storey rear extension will feature a flat roof designed with a slight slope for drainage, covered with a hip wall adjacent to the party wall on one side.

Sustainability Measures:

Consider incorporating green roof elements or solar panels to further enhance the sustainability and energy efficiency of the extension.



EXISTING SITE PLAN



PROPOSED SITE PLAN

ReQuestAPlan

Map number: TQRQM24160171059779

Title: 11 LINCOLN WALK, OL10 3JB

Map Produced for: Mr. Mehrdad Madahi

			Reference Grid:	Reference Datum:	Project Title:
			Ordnance Survey National Grid (OSGB36) via the Active GNSS Network	Ordnance Survey National Datum (OSGB36) via the Active GNSS Network	Proposed Single Storey Extension
			All dimensions in metres		
					
			8 Blenheim Close, Cheetham Hill, Manchester Tel: 07476012572, chendoshadi@gmail.com		
Revision	Details	Date	Client:		
Disclaimer:			Title: 11 LINCOLN WALK, OL10 3JB Mr. Mehrdad Madahi		
			Scale:	Sheet Size:	Drawn:
			1:250	A3	H.S
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